

**Upstairs:**

**Cleaned all A/C ductwork and added ultraviolet light in air chamber,**

**Add 2 bedrooms 1 bath**

**Remodel 2 bath rooms**

**Complete remodel of kitchen, new appliances, microwave in a drawer, new cabinets and pantry, lazy susan corner cabinets, drawers in cabinets (lower)**

**Remodel of laundry room and cabinets added**

**New window coverings**

**Storm rated windows and doors installed**

**Cleaned all A/C ductwork and added ultraviolet light in air chamber, added new insulation in attic**

**New ceramic tile throughout**

**Electric fireplace that actually heats**

**Downstairs:**

**New carpet and tile down stairs, new baseboards**

**New ceiling downstairs hallway**

**New LED lighting down hallway**

**New window coverings**

**Storm rated windows**

**Outside:**

**Replace all decking and railing upstairs**

**New dock and boat lift serviced with fish cleaning stand, jet ski motor replaced 2017, 3 ea. underwater green fishing lights in canal**

**Enclosure around pool equipment for water toys etc.**

**Outdoor lighting, programable and can change colors on house and in landscaping**

**Pool installed 2018, heated with water feature and programable lighting, travertine tile, 2 ea. umbrellas included**

**3 ea palapas for covered entertainng and bar area at canal**

**Drainage at street, around pool, landscaping and tied to rain gutters to drain to canal**

**Replaced all siding and replaced with hardy board and new rain gutters**

**Automatic programable sprinkler system for landscaping**

**LP gas connection in pool equipment area to run LP to upper deck for BBQ**

**Concrete bulkhead was already on property**

**This canal has a direct line to the intercoastal waterway, where most canals on Tiki you have to go around the island to get to intercoastal**

**Overlay on driveway and back and added 528 sq ft of driveway / parking to street**

**New fence side and front yard and movable fence to hide boat trailer**