

12800 Briar Forest Drive, Unit #70 Seller Updates

YEAR	ROOM & UPDATES
2018	<u>Major Kitchen Renovation Including NEW:</u> Upper & Lower Cabinets & Door Hardware Granite Countertops Kitchen Cast Iron Sink & Faucet Dishwasher; Garbage Disposal; Oven Range and Microwave Backsplash Expanded Kitchen Breakfast Bar Opening to Living Room Breakfast Bar LED Pendant Lights Wood Tone Tile Flooring
	<u>Primary Bedroom & Bathroom Renovation Including NEW:</u> Vanity Cabinetry; Sinks & Faucets Vanity Mirrors Vanity Wall 4 Sconce Lights Free Standing Soaker Tub & Floor Mounted Faucet Rain Shower Head & Handheld Faucet Package Wood Tone Tile Flooring Throughout Entire Bed, Bath, Closets
	<u>Entire Home Flooring Update Including NEW:</u> Wood Tone Tile Flooring on the entire first floor Pergo® Outlast Waterproof Laminate on staircase; landing & 2 secondary bedrooms
	NEW Interior Paint Throughout the Home
	NEW HVAC system for downstairs
	NEW Honeycomb Black Out Blinds on all Slider Doors (2 Living Room; 1 Primary Bedroom; 1 Office)
	<u>Outdoor Feature Update Including NEW:</u> Solid Wood Front Door Interior Garage Door Electronic Keycode Access Large Garage Door Keypad Access
	<u>Flex Room Update Including NEW:</u> Drywall & Paint Entire Room Pergo® Outlast Waterproof Laminate Flooring Install Custom Closet System
2020	NEW Oven Range
	NEW HVAC system for upstairs
	NEW NEST® Thermostat for downstairs HVAC system
	NEW Ring® Front Door Bell & Ring® Flood Light Camera at exterior of Garage Door
	NEW SimpliSafe® Security System
	<u>Outdoor Feature Update Including NEW:</u> Wall lamps (2 front patio; 1 @ primary bed wood deck; 1 @ backyard) Concrete Refinish to Lime Tree planter box @ primary bed wood deck Primary Bed Wood Deck Refreshed with Anti-slip Floor Paint