

## Updates and Features

### 40411 Manor Dr.

February 2021: wall paint Sherwin Williams Agreeable Gray, kitchen/master bath/upstairs bath 1 cabinet paint, all bathroom vanity lighting, family chandelier, foyer wine barrel chandelier, dining chandelier, all interior/back patio exterior ceiling fans - \$12,000

2016: Generac 36KW whole home generator powered by natural gas - \$25,250

2008: Back Patio - \$28,956

2009: Saltwater heater pool with water features, fire wall and remote operation - \$69,450

2007: Colligan Water Softener - \$4,325

2003: Rainbird irrigation system - \$5,259

2008: Outdoor kitchen w/ boiling burner, 2 burner stove, ice maker, built-in ice chest, sink - \$10,575

2012: Wood floors

2012: Slate floors

2012: Level 6 Granite kitchen countertops

2013: Roof—seller disclosure shows “roof repair” which was completed previous to roof replacement in 2013

2016: Commercial water heater

5-6 yr old HVAC

***Please see list of Non-Realty Addendum items staying with the house. Should buyer not want any particular item, please let me know and seller will remove said item.***

***\*\*Should buyer want additional updates I have a contractor on stand-by\*\****