

Home and subdivision have never flooded; Home did not have any freeze issues

ADDITIONS, UPGRADES AND IMPROVEMENTS to 9211 Solvista Pass Lane

Marquise soft luxury carpet with moisture barrier carpet padding installed 2019

Engineered hardwood plank wood floors, glued, stained and scratch resistant, aluminum oxide and hand-scraped finish installed 2011

All solar screens installed 2014

Remote controlled whole house fan installed 2013 – when days are pleasant, open windows, turn on to cool and circulate fresh air

Crown molding in kitchen and master installed 2015

Upgraded kitchen backsplash 2015

Bali window coverings throughout – all are top down, bottom up – cord on right raises, cord on left lowers

Upgraded kitchen faucet, garbage disposal and sink, with sink compartment, drainer and cutting board

Custom decorated powder room with upgraded sink and furnishings

Under cabinet lights in kitchen

First floor grout cleaned, re-colored and sealed 2019 – 10 year warranty

Custom master closet with LED lighting - be sure to check storage space to the left in master closet underneath stairwell

Custom pull-out shelving in pantry installed 2011

42" cabinets

Nest remote controlled thermostat

Pavers installed between back sidewalk and home

Upgraded light fixtures throughout

Dimmer switches on many light switches

Tiled patio with outdoor water-tight electrical outlet

Garage painted with epoxy floor

240 V electrical outlet added to garage suitable for electric car charge

Pocket screen door on patio door

Additional shelving installed in many closets

Attic space over garage is decked for additional storage

Ring door bell

Exterior security Nest camera on driveway

Additional locks on front and patio doors

Motion sensor floodlights between townhomes

Dryer air duct cleaned 2020

Pet door in utility room can be replaced

Painting allowance for master bath and upstairs bedroom are available

Dining room Sony TV, living area drapes, pot rack and back bench are included.

Ceiling fan blades will be replaced as those blades match our bedroom furniture.

Front bench, plumeria, grill, and fountain are not included