

## 29 Berry Blossom Drive – Features & Improvements –

- New roof (May, 2020) with transferable warranty
- Hardwood floors
- Neutral tile in wet areas
- HVAC systems - upstairs unit replaced in 2017; lower unit furnace blower, thermostat, etc replaced in September, 2020
- 2, 50 gallon Water heaters replaced with Rheem units in 2012
- Corian counters
- Double ovens replaced in 2013
- Recently replaced MW over cook-top, March, 2019
- Gas plumbing available in laundry behind cooktop wall
- Lots of storage throughout
- Hollywood bath up, accessible from 2 secondary bedrooms
- Direct access bath from secondary bdrm up (also services game rm)
- XL closet in guest room up
- Negotiable : M bdrm furniture, washer, dryer, both refrigerators (no water hook-up in laundry rm), most furnishings
- Pool resurfaced & new filtration system, August, 2020
- Fish pond in backyard
- Exterior paint, April 2020