

# 10042 Halston Dr. Upgrades and extra features

## Added values and upgrades

- New 30 years roof replaced on 2017, equipped with several ridge vent and 2 solar fans for optimized ventilation and rationalized energy consumption.
- Brand new appliances:
  - Refrigerator,
  - Dishwasher,
  - Reassessed Microwave,
  - Stove oven.
- New tile in Kitchen from floor to ceiling adding back splash and accent wall behind stove.
- Resurfaced Kitchen, including counter tops, fresh paint on cabinets, added 2 new glass doors on cabinets.
- New kitchen Faucet.
- Fresh paint for (walls and ceiling)
  - Breakfast area,
  - Living room,
  - Game room,
  - Bathrooms.
- Living room:
  - Added recessed dimmable lighting,
  - Added recessed electric chimney with remote control,
  - Added accent wall and entertainment center,
  - Added luxury chrome ceiling fan with built in lights (remote control),
- New security cameras with NVR. Comes with house. New owner gets to keep the whole system at no monthly or annual cost.
- Bedroom3 has totally fresh paint, installed shelves and shoe case inside closet. New light fixture with dimmable lights.
- Replaced all old thermostats with new, programmable and smart ones that can be controlled over the web.
- Bedroom4 added ceiling fan.
- Recent AC (4 years old) and 2 new furnaces (4 years old and 1 year old).
- Water heater is 5 years old.
- Added new programmable sprinkler system.
- Added new hanging storage area to garage.

- Programmable on/off switches for porch and garage light.
- All 4 bathrooms have
  - New flush ,
  - Soft closing cover ,
  - Installed bidet,
  - Installed grab bar for guest bathroom,
- New faucet for master bath room.
- New accent wall and shelf in Primary bathroom.
- Fresh Paint for all 4 sides of the building, including garage doors and hardy siding. This task included sealing gaps and replacing any defective components.

Buyer.....

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