

## SELLER UPGRADES LIST: 19523 KEYSTONE FALLS CT

- Environments for Living Platinum Home!
- David Weekley Energy Saver Home!
- Gutters installed in 2019.
- Sprinklers in front/back yard.
- New coils on AC replaced in May 2021.
- Swim spa installed in 2017. (8ft x 12ft)
- Pump on swim spa replaced in May 2021.
- Insulated cover on swim spa replaced in May 2021.
- Raised deck & benches by swim spa. (8ft x 8ft)
- Extended covered patio was originally built with home.
- Insulated garage door.
- Glass storm door on front of home.
- Front door is protected wood from weather.
- Fans in all BRs, living room, study & even the patio!
- Microwave replaced in November 2020.
- Magnetic child-proof locks on cabinets.
- Handles & knobs installed on all cabinets.
- Insulated garage door panels installed.

**ORIGINAL OWNER SINCE PURCHASE!  
(Never flooded- per seller!)**

### HOA Amenities:

- 2 pools, 8 parks, multiple water features, lakes & more
- Gym.
- Clubhouse (can be rented for events) & recreational center
- Yoga room.
- Pool table.
- On-duty alarm monitored free with annual HOA dues.
- Master planned community.