



## 15518 Stoney Fork Drive Updates

### FULL HOUSE

- **NEW** Tamko 30-year roof installed June 2021
- **NEW** HVAC Lennox 16 SER, 5-ton unit June 2021
- **NEW** Air duct work and upgrade insulation of unit June 2021
- **NEW** water heater Aug 2021
- **NEW** all AC vents replaced June 2021
- **NEW** 5/8 sheetrock, highly efficient
- **NEW** 1<sup>st</sup> floor – wood tile, crown molding living and dining rooms and 5 ¼ baseboards
- **NEW** 2<sup>nd</sup> floor – waterproof laminate with extra padding for sound
- **NEW** LED lighting
- **NEW** electrical panel
- Behr Marque Premium Paint – Extra Cans for touch ups in garage
- 5/8 Baseboards 1<sup>st</sup> floor and master bedroom and bath
- All **NEW** interior doors and hardware
- **NEW** fire alarms in bedrooms
- All exterior steel doors and entrance wrought iron door with extra 4” screws for reinforcement.
- Master entrance bedroom door, solid wood.
- Professionally installed 2” wood faux blinds
- Crown molding
- Upgraded ceiling fans with remotes

### EXTERIOR

- Exterior brush painted and fully caulked with premium Behr paint.
- Detached garage, fully reframed in 2012
- Garage Door – rails and motor replaced July 2021

### KITCHEN

- Includes all **NEW** appliances, including refrigerator
- Custom cabinets (spice rack and built-in trash), drawers
- Crown Molding
- Spacious Appliance Cabinet
- Pantry
- Farmhouse Travertine sink
- **NEW** heavy-duty disposal
- USB outlet
- Upgraded electrical outlets for oven and microwave

### BATHS:

- **NEW** tubs
- Granite
- Master – Custom-built extra-large vanity
- Premium faucets



## 15518 Stoney Fork Drive Updates- Continued

### OTHER:

- **NEW** French doors
- Laundry Room – space and outlet for 2<sup>nd</sup> refrigerator or freezer
- Entrance Door – Google Nest – **NEW Aug 2021**
- **NEW** doorbell Aug 2021

### FLOOD INFORMATION:

- Flooded with reservoir release 2017, NO previous flooding per seller.
- Not located in flood zone
- Home has flood insurance expires Aug 2022