

## 13035 Belgrave Dr – Home Features & Upgrades

- Attic – Heat insulated by Terminex; 2021
- New A/C e-coil; 2021
- New hot water heater; 2020
- New windows (28) – Foam-insulated; top of the line; still has warranty; completed May 2021
- New All exterior home siding and trim; 2021
- Completely painted all exterior surfaces
- Fully renovated pool with Pebbletec-coated with new tile; includes sauna
- Replaced LCD pool lights
- Pool is weekly serviced
- Replaced pool pump
- Fully remodeled guest house that includes it's own kitchen and full bathroom (1 bedroom apartment)
- New fence around entire property
- Replaced all concrete work on the home; added entry walk into the front door, as well as back patio
- Extra-long and widened driveway that can hold up to 6 vehicles, not including the detached garage
- New 3-inch real wood blinds on all windows
- ADT exterior camera security system with HD video capability; allows monitoring from your phone; ADT doorbells included; glass-shattered sensors and motion detector sensors included
- New safe anchored in master bedroom closet
- Vanity Sink replaced in guest bathroom near the back door; 2021
- Corner house makes for large backyard; no back neighbors
- Main bathroom has a jacuzzi bathtub
- His and hers sinks in main bathroom
- New vanity lights in main bathroom; 2021
- New paint of main bedroom and bathroom; 2021
- Refrigerator in main and guest house stays
- Built-in microwaves stay in both main and guest house
- Awning crank-out windows on the first and second floor living rooms
- Replaced garage door and motor, which comes with 2 remotes; 2019
- Replaced front door on main and guest house
- Replaced storm door in guest house
- 3 TV wall mounts included