

# FEATURE SHEET

- All of home painted inside and out
- 6 'wrought iron fence with self-closing hinges on gates
- Heated 33,000-gallon pebble tech pool with waterfall, bubbler, and extra decking
- New landscaping and sprinkler system to back of property, removed 3 dead pine trees, fresh sod (10 pallets) around entire back and pool areas (15 loads of dirt) Pavers create an outdoor patio with fire pit, flagstone sidewalk from pool
- Special ordered 4 extra-large solar window screens in living room
- New outside wall mounted light, 4 low voltage ground landscape lights and 6 new recess lights throughout house
- Kitchen faucet replaced
- Replace gasket and repair oven
- Replace cooktop
- AC checkup and freon

Above improvements have been completed in the last 5 months including most items in need of repair on inspection report

**FURNITURE SOLD SEPERATELY (pool table stays)**

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