



## **Updates and Upgrades**

### ***Exterior:***

- New cedar fence.
- New front yard sprinkler system.
- New exterior paint.
- New landscaping.
- Replaced window framing.
- Extended concrete pad in backyard.
- (2) 20 amp exterior outlet with waterproof casing.
- 4K cameras.
- Backyard pre-wired for flood light.
- State of the art perimeter mosquito misting system with remote. Fully owned. Company comes out every 3 month to check system at no cost. IF you want the solution refilled it is \$180 to completely fill tank and last for 6+months. You can also use your own solution/chemicals.

### ***Interior:***

- Newly remodeled kitchen with upgraded tile backsplash, quartz counters, freshly painted cabinets, hardware, stainless steel appliances, new undermount sink, Moen faucet and XL Moen disposal.
- New interior paint on 1st floor and landing.
- New stair rail.
- New carpet on landing and stairs.
- Wood tile throughout first floor.
- LED recessed lighting throughout.
- New LVF (luxury vinyl flooring) in upstairs bathrooms.
- Professionally installed Honeywell UV air purifier.



## **EXCLUSIONS**

- Existing refrigerator in kitchen & garage
- Washer & dryer
- All mounted television sets and mounts
- (2) EXHALE fans - both will be replaced with a standard fan.
- Entryway chandelier - will be replaced with original light fixture
- Ring floodlights - light by garage will be replaced with standard exterior light
- Curtains and curtain rods
- Trampoline
- Playset