

Upgrades and Improvements to 13906 Blackfoot Trail Run

The owners have kept this home immaculate, with attention to every detail inside and out. They have replaced the roof, the HVAC system, the water heater, and much more. The list below highlights some upgrades that were made when the home was built, in addition to many upgrades and improvements that were made after the home was completed.

RECENT MAJOR IMPROVEMENTS

- 2018 - New roof
- 2016 - New Lennox HVAC system (both AC units and heating system), controlled via wi-fi/ap. HVAC has UV lights to kill bacteria and mold and includes a whole home air filter for each unit. It is a two-stage unit which is designed for humidity control and energy efficiency.
- 2018 – New Rheem water heater

GENERAL HOME ITEMS and UPGRADES

- Energy efficient windows and lighting
- Solid surface flooring throughout the home
- Kwikset keyless entry lock on front and back doors
- Brushed nickel cover plates for electrical outlets and light switches
- Lighting controlled by Amazon devices/app
- Adjustable metal diffusers/grills for HVAC in each room
- Ring security system and smart devices controlled via app/keypad
- Ring doorbell and camera
- Remote doorbell announcer (located behind TV on patio)
- Wall-mounted base station with siren
- Wireless security keypad
- Smoke and carbon monoxide detectors
- Panic buttons
- Freeze and water detection sensor (under counter)
- Closed circuit surveillance cameras with DVR and remote access via app
- Security devices installed during home construction in 2005:
 - First floor windows and doors contacts
 - Main control panel with battery in owners' closet
 - Smoke and carbon monoxide detectors
 - Whole home surge protection
 - Temporary generator connection

GARAGE

- Belt driven (super quiet) garage door opener with battery back-up and LED lighting, includes door obstruction sensors
- Motion sensor LED lights
- Custom cabinetry
- Rubber base and carpeting at entry
- Security motion sensor

ENTRYWAY

- Honeywell smart light switch for exterior LED coach light
- Smart switch (dimnable) for LED entry lighting, controlled by Amazon app/device
- Brushed nickel cover plates for electrical outlets and light switches
- Custom door and 6" base trim
- 2" faux wood blinds on wood-stained glass door
- Windows and doors contacts

DINING ROOM

- Ceramic tile flooring
- Custom crown molding trim on ceiling
- Security motion sensor
- Brushed nickel cover plates for electrical outlets and light switches
- 2" faux wood blinds

KITCHEN

- GE Profile range/oven with glass top
- Built-in microwave with range vent
- Island with power
- Ceramic tile flooring
- Under counter LED lighting, controlled via Amazon app/device
- 42" tall cabinets above counters
- Custom backsplash
- Slow-close hardware on all doors and drawers
- Corian counters and seamless kitchen sink
- Touch-activated sink faucet
- Custom handle and pull sets on cabinet doors and drawers
- Motion lighting under all cabinetry
- Recessed down-lighting controlled via smart switch with dimming capacity
- Brushed nickel cover plates for electrical outlets and light switches
- 2" faux wood blinds
- Freeze and water detection sensor (under counter)

PANTRY

- Motion lighting under all shelves
- Brushed nickel cover plates for electrical outlets and light switches
- Lighting controlled via smart switch with dimming capacity

POWDER BATHROOM

- Lighting controlled via smart switch and dimming capacity
- Pedestal sink with brushed nickel faucet
- Brushed nickel cover plates for electrical outlets and light switches
- Elongated toilet
- Preset timer for exhaust fan

UTILITY ROOM

- Brushed nickel cover plates for electrical outlets and light switches
- Lighting controlled via smart switch with dimming capacity
- Preset timer for exhaust fan
- Collapsible brushed nickel clothes hanger
- 2" faux wood blinds

FAMILY ROOM

- Custom fireplace mantel with gas logs
- Brushed nickel cover plates for electrical outlets and light switches
- Lighting controlled via smart switch with dimming capacity
- 52" white color changing integrated LED brushed nickel ceiling fan with light kit and remote control
- 2" faux wood blinds

MAIN BEDROOM

- Brushed nickel cover plates for electrical outlets and light switches
- Five (5) in-wall 5.1 surround sound pre-wired speaker wire
- 52" brushed nickel ceiling fan with light kit and remote control
- Two (2) recessed ceiling mounted speakers with one volume control on wall
- Ceramic tile flooring and tile base board
- Custom crown molding trim on ceiling
- Recessed down-lighting controlled via smart switch with dimming capacity
- 2" faux wood blinds

MAIN EN-SUITE BATHROOM

- Two in-counter soap dispensers
- Brushed nickel knobs for doors and drawers in vanity
- Brushed nickel cover plates for electrical outlets and light switches
- Brushed Nickel wall sconce controlled via smart switch with dimming capacity
- Recessed down-lighting controlled via smart switch with dimming capacity
- Ceramic tile flooring
- Garden tub with jacuzzi jets
- One recessed ceiling mounted speaker with one volume control on wall
- Glass block window over garden tub
- Linen closet motion lighting under all shelves
- Elongated toilet
- Preset timer for exhaust fan and LED light
- 2" faux wood blinds

MAIN BEDROOM CLOSET

- Walk-in closet
- Ceramic tile flooring and tile baseboards
- All-home speaker wiring to shelf for connection with amplifier (amplifier not included)
- Lighting controlled via smart switch with dimming capacity

PATIO (12' X 24')

- Two (2) recessed ceiling mounted speakers with one volume control on wall
- Recessed down-lighting controlled by dimmer switch
- Wall-mounted 48" TV, cover and remote
- Remote doorbell announcer (located behind TV on patio)
- Two (2) outdoor ceiling fans with switch
- Attic access with storage above
- Two (2) GFCI outlets on each corner's soffit

GAME ROOM

- Brushed nickel cover plates for electrical outlets and light switches
- Laminated wood flooring
- Security motion sensor
- Smoke and carbon monoxide detectors
- Two (2) recessed ceiling-mounted speakers with one volume control on wall
- Five (5) surface-mounted 5.1 surround sound speakers (amplifier in office closet not included)
- California banister railing
- 2" faux wood blinds
- 52" white color changing integrated LED brushed nickel ceiling fan with light kit and remote control

SECONDARY BEDROOM 2 (OFFICE 1)

- Brushed nickel cover plates for electrical outlets and light switches
- Ceiling fan with LED light kit and remote control
- Laminated wood flooring
- 2" faux wood blinds
- Fan shade over arched window
- Walk-in closet

SECONDARY BEDROOM 3 (OFFICE 2)

- Brushed nickel cover plates for electrical outlets and light switches
- Ceiling fan with light kit
- Laminated wood flooring
- 2" faux wood blinds
- Fan shade over arched window
- Walk-in closet

SECONDARY BEDROOM 4

- Brushed nickel cover plates for electrical outlets and light switches
- Ceiling fan with LED light kit and remote control
- Laminated wood flooring
- 2" faux wood blinds

BATHROOM 2

- Brushed nickel cover plated for electrical outlets and light switches
- Integrated light and exhaust fan
- Elongated toilet

ATTIC 1 (OVER MAIN BEDROOM)

- Rheem water heater (gas operated) with automatic water stop when pressure loss
- Solar exhaust fan
- Freeze and water detection sensor

EXTERIOR

- 8' x 12' Tuff shed
- Long driveway
- Sprinkler system with backflow preventor
- Landscaped beds
- Large mature pine trees
- Rocked gardens
- Outdoor lighting
- Covered patio with fans, lighting and attic space
- 6' bi-folding gate
- Fruit trees