



THE ANNIE B. GROUP
REAL ESTATE PROFESSIONALS

223 S. Pathfinders Circle

Improvements & Upgrades

Improvements as provided by current owners 5/2022

- Pool replastered in 2021
- New vari-speed pool pump in 2020
- New backyard decking & raised beds with landscaping in 2022
- Gutters installed back of house with rain barrels in 2020
- Interior repainted (except media and laundry rooms) in 2022
- Ecobee system installed for thermostat linked to Alexa in 2022
- New pool robot purchased in 2021

Improvements as provided by former owners in Attachment to MLS 18047555 in 2019

House General

- Hardie siding replaced
- Double pane windows replaced
- Reframed dining room wall to accommodate a wall of 6 windows
- New CertainTeed roof 2018
- New cedar fencing 2018
- Fully replaced concrete driveway and added stamped concrete walkway to front door
- Replaced front door with upgraded fiberglass/metal/glass front door
- New Brazilian Koa stair treads
- New Brazilian Koa solid hardwood flooring in both upstairs bedrooms and hallway
- New wood staircase railing to match living room beams with iron balusters
- Custom built deep storage drawers under the staircase
- Wet bar with RO water & instant hot with 2 built-in Marvel 30" wine fridges
- Built-in N'finity wine fridge next to wet bar downstairs
- Installed French doors to the back yard

- Updated ceiling fans
- 3-zone sprinkler system controlled by Rachio smart controller
- Some z-wave wall switches
- Honeywell Lynx Alarm controller with z-wave and GSM(Cellular) cards – door and window sensors + fire detectors. Z-wave thermostat controlled through alarm panel along with water shutoff and front porch light. System is owned but requires Honeywell Total Connect subscription for smart technology features.
- Replace Electrical service panel to 200 Amp panel
- Extensive front yard landscaping and drainage added
- Front yard landscape lighting
- New light fixtures throughout
- Custom drapery
- Pentagon built-in fire resistant safe, bolted down in coat closet next to stairway
- Plantation shutters on front windows
- Inground gunite heated pool/spa
- Energy efficient pool pump with smart controls
- New pool/spa heater 2018
- Sentricon termite control system

Kitchen

- Custom cherry cabinets
- Soft close drawers and doors
- Jenn-Air double oven
- Jenn-Air warming drawer
- Built-in 48” KitchenAid refrigerator with custom panels matching cabinets
- Built-in KitchenAid microwave
- Wolf 36” 4 burner gas + grill range top
- Zephyr 1200 CFM commercial hood to accommodate indoor grill
- Granite slab countertops
- Jenn-Air SS Dishwasher
- 1HP garbage disposal
- Added RO drinking water
- Added can lighting plus new pendant lights Wired for surround sound -

Powder Room

- New Kohler Toilet
- New custom cabinet with vessel sink
- Updated backsplash with modern subway tiles

Master Bed/Bath

- Kohler toilet/ 2 sinks/ cast iron tub
- Black granite floor
- Granite tile countertop
- Granite tile tub/shower to the ceiling
- Custom Elfa closet system
- New carpet master bedroom

Laundry Room

- Granite countertop with oversized stainless undermount sink - Custom cherry cabinets.
- Built-in Electrolux washer/dryer (gas) Built-in ironing board -

Garage

- Race deck flooring in one of the garages
- Track lighting
- Insulated garage doors
- Heavy duty spring for garage door to replace old cable version
- Z-wave controlled water shutoff valve to the house
- Gas water heater

Media Room

- Enclosed old loft area to form new media room. - Wired for 7.2 surround sound
- Middle side speakers built-in to lighting columns
- Custom walnut cabinets with bar
- Added wet bar with RO (reverse osmosis drinking water)
- Cork flooring in wet bar area with new carpet in remainder
- Interior walls insulated and solid core door for sound purposes
- New red refrigerator w/freezer
- New dishwasher - Copper sink
- Copper backsplash tile.
- 107" projection movie screen Electrical sub panel added -

Upstairs Bedroom #2/office

- Built-in walnut cabinets/file drawers Walnut shelving -

Upstairs Bathroom

- Installed travertine flooring and tub/shower surround
- New Kohler toilet and double Kohler vanities
- New lighting and sink faucets