

# 10218 Clubhouse Circle

## Updates & Special Features

### Characteristics:

- ❖ Year built: 2004
- ❖ Square Footage: 4,742
- ❖ Bedrooms: 5
- ❖ Full baths: 4
- ❖ Half baths: 1
- ❖ # car garage: 4 car attached, oversized garage

### Notable Features:

- ❖ New Roof - March 2022
- ❖ New whole house to include pond/pool Generac Generator- Spring 2020; includes a 5 year full maintenance agreement and 10 year extended warranty
- ❖ New water softener system - Spring 2020 with 5 year full maintenance agreement and 10 year extended warranty
- ❖ July 2021 - New cedar fence with 12+ inch 2x12 treated kick boards
- ❖ May 2021 - Entire downstairs wood-like tile plank flooring
- ❖ June 2021 - Primary bath remodel
- ❖ Theater room has new carpet & new (2021) 86 inch 4K TV plus wired surround sound & option to use projector negotiable
- ❖ All theater room recliner seating to stay
- ❖ New pond sub pump installed in August 2021
- ❖ Aerobic Septic system has 2 new submersible pumps, new diffusers, and complete pump out September 2021
- ❖ Pool new filter system & 2 new jet pumps December 2021 & March 2022
- ❖ ADT Pulse System with 9 outdoor security Wi-Fi cameras & 2 new touchscreen control panels March 2020
- ❖ 2 Hard wired Ring Cameras
- ❖ 2 Fireplaces inspected & cleaned - March 2021
- ❖ Driveway expansion to allow spacious 6 car parking - June 2020
- ❖ New travertine Balcony tile - June 2021
- ❖ 5 ton Trane HVAC upstairs unit has 2 more years of transferable warranty
- ❖ 2 downstairs HVAC under transferable maintenance plan
- ❖ Additional free standing 5 person jetted spa to stay if desired
- ❖ Both 2020 refrigerators to stay
- ❖ 2020 Deep freeze in garage to stay
- ❖ 2020 front load washer/dryers with pedestals negotiable
- ❖ 2021 High-end soft leather Ashley furniture electric reclining sofa/loveseat/recliner negotiable
- ❖ New 2021 sectional sofa in game room negotiable
- ❖ Entire Guest-room (one with floral comforter) to include all wall decor negotiable
- ❖ ALL mounted TV's negotiable
- ❖ ALL curtains to stay
- ❖ Round eat in kitchen table negotiable
- ❖ ALL area rugs negotiable
- ❖ ALL ROOMS with wall decor (EXCEPT ANTIQUE CLOCKS & living room floral painting) negotiable
- ❖ ALL patio/pool furniture negotiable
- ❖ All downstairs floors are under a lifetime workmanship warranty with All Floors & More it is transferable