

# Features & Updates

## UPDATES

- New Furnace and AC 2020
- Exterior paint updated 2018
- Kitchen cabinets painted 2018
- Kitchen hardware replaced 2018
- Bottom Stair carpet removed and painted
- Office painted 2018
- New hanging fixtures 2014 – 2016 (Restoration Hardware & Ballard Designs)
- Glass tile Backsplash 2018
- Faux wood tile floors 2018
- Carpet in master & master closet 2021
- All kitchen appliances updated 2012-2014
- Insulation added over garage 2020
- New Pool Heater 2022
- Updated fans - Big Ass Fans Haiku's - 10 total
- Updated Wine fridge & Ice Maker 2020
- Garage Epoxy Floors & Paint 2019
- Garage Mini Split AC Unit 2020
- New roof 2021
- Energy efficient blinds in office 2019
- Back patio ceilings (upstairs & down) stripped and stained dark
- New lights on second story balcony 2019
- New Dishwasher 2022
- LED recessed lights in main living area
- Office & Kitchen screwless faceplates

## EXCLUDED

- Concrete Planters, Washer & Dryer, Fridge, Wall Laundry Rack in Utility