

List of Improvements

Since Purchase in 2011

- Created Theater Room behind garage - 2014
- Replaced both HVAC units - 2019 & 2022
- Replaced both water heaters - 2015
- Replaced roof - 2015
- Pool control system and pool pumps - 2018
- Kitchen cooktop - 2021
- Kitchen garbage disposal - 2021
- Added more wood flooring on first floor - 2017
- November of 2021 added whole home generator
- Refurbished grout on tile downstairs - 2022
- Added fencing in backyard - 2015
- Ceiling fan in great room - 2019
- Replaced patio and kitchen doors - 2018 & 2021
- Repainted most of interior of home, painted exterior - 2022
- New carpet upstairs - 2022

What we love about our home!

1. Location –the Shadowlake forest community, the trails, the neighbors, etc.
2. Can walk or ride bike to nearby Shadowbend Park
3. Our daughter was able to ride her bike to elementary and middle school with her friends.
4. Love all the windows and the natural light that flows into every room.
5. The high ceilings; it makes it airy but cozy
6. There are beautiful moldings and built-ins throughout the house.
7. How you can go out the back gate to the greenbelt and take a walk/hike.
8. No one behind us, there is a lot of privacy.
9. Porta cochere for the Sunday car wash, with lots of storage available above the porta cochere with indoor access to get decorations or other stored items.
10. The pool is large and refreshing.
11. The birds and butterflies that come to visit the backyard oasis.
12. The full home generator is great during hurricane season.
13. His and Hers closets along with his and her sinks in the primary bathroom. The toilet is in a separate space with a door, so one can still access the bathroom while the toilet is occupied.
14. The upstairs game room is very airy.
15. The first-floor office with the French doors allows us to do work but stay connected to what is happening.
16. The covered back patio with fan is nice to sit on in the early morning and have a cup of coffee.
17. The open format for dining room and living room are great for entertaining.
18. The natural gas fireplace in the living room is great for chilly winter evenings and a good book.
19. We love the movie theatre we created behind the garage
20. The kitchen! Lots of counter space and storage cabinets and pantry. The double oven makes baking for parties easy.
21. The landscaping is mature and full. Lots of color with the different flowers and plants.
22. Neighbors are very nice, and the neighborhood has a very nice community feel.