

Updates to 4623 Farnington Dr.

Most updates were done over the last 10-12 years, with a few earlier.

- 1 Most Windows have been replaced with double pane windows from Window World and are guaranteed, with transferable warranty.
- 2 Both ACs/furnaces have been replaced with R410 Freon type units, not brand new, but both working well. Parts replaced as needed like capacitors, compressors, coils, fan motors.
- 3 The roof was replaced in 2016 with a 50-year roof. (The subdivision requires 30-year roofs, we liked the stronger composite shingles.)
- 4 All water pipes have been replaced with Pex water pipes.
- 5 There is a water softener.
- 6 All flooring has been redone. It is all tile downstairs, except for the dining room, which is a wide plank wood laminate. The upstairs is all hand scraped designed wood laminate with tile in the baths. The stair treads are solid wood planks. The master bedroom has wood look tile in a hand scraped design.
- 7 There is one tankless water heater and one regular gas water heater, replaced when the Pex was put in.
- 8 All baths were updated with tile floors, painted custom cabinets, granite countertops, new sinks, tile surrounding the tub/shower combos upstairs with detail trim and shampoo inset boxes and new toilets. The master bath had the tub removed, but the plumbing is in the floor and wall, so a tub can be added at any time. There are 2 separate vanities with painted cabs, granite counters and new sinks. All faucet fixtures are bronze, including the bath sinks, showers, and kitchen sink.
- 10 The whole inside was painted a few years ago. There is crown molding in the dining room, master, all upstairs bedrooms, and the game room. The wood paneling was painted a soft cream, walls are a light beige, tile is a stone looking beige in most places. The outside was repainted in about 2005 and is in good condition. The garage siding is Hardy plank.
11. The kitchen has custom solid wood cabinets, painted white, inside, and out, 2 walk-in-pantries, Granite was done in about 2005. All Kitchen appliances replaced with GE Profile double ovens, self-cleaning/convection heat, GE SS Microwave built in, Bosch SS Dishwasher, SS deep Sink overlooking the front yard and views to the greenbelt. The unique, long, 3-sided Island has a SS GE Profile 5 burner gas stove and SS hood overhead added, for gas cooking. There is also a desk with the black granite top and open shelving in the kitchen. SS LG side-by-side refrigerator to stay.
12. The laundry room was not changed, but it holds the LG washer and LG dryer and a spare refrigerator with hanging place for clothes and lots of storage cabinets and open shelving.

13. The half bath was updated to match all the other baths, with granite countertop, new sink, framed mirror, new lighting, Bronze Faucet, and toilet.
14. The driveway was updated with black asphalt in 2016 and sealed last year. This is easy to do with products from Home Depot.
15. Most windows have custom blinds in them for privacy. Most rooms have ceiling fans.
16. The pool was resurfaced in 2010 with a 20-year +, hardened Gunite plaster, so it should have lots of life left in it. It is 9 feet deep in the deep end. The pool decking was done then with flagstone coping around the pool and new tile edging inside the pool. The pool furnace was replaced when windows were redone, and all pool equipment has been checked this summer of 2022 and is working well. The new main pool pump is a variable speed that can be operated from your phone. It has a Polaris cleaning system to clean the floor of the pool daily. It drains directly into the sewer system, so no chemicals or water drain down the street.
17. All doorknobs and cabinet/drawer pulls have been updated to bronze through the whole home.
18. There is a Nest thermostat for the main floor.
19. The detached garage is called a 2 Plus, because it is about the size of a 3-car but has the 2-car full sized door. The garage opener was replaced a few years ago and works well, we added a roof vent to keep it cooler when the roof was replaced. There are peg board sides in many areas, extra shelving added and a series of gray cabinets that will stay for a workbench sort of work area.
20. There is a full sprinkler system for the front and back yards, and it was updated about 4 years ago, so is in good shape. The main controls were replaced before then and works well.