

# SELLER'S UPGRADES

## 31 WRANGLER PASS

- Wooden stairs and wood floor on upper floor Halls 2019
- Kitchen painted white Jan 2019
- New outside kitchen Jan 2019
- New pool heater 2021
- New pool filter unit 2022
- New AC coils on 2 of the 3 A/C United in attic fitted 2020 and 2021 respectively
- New mosquito system installed - all rear patio and yard 2019
- New wood floors in master bedroom and downstairs guest bed 2019
- New planned master wardrobe closet 2019
- New water heater 2020 and 2nd water heater new control unit 2022
- Both garages have replaced motor systems 2020 and 2022 respectively
- French drain installed in 2018

ALL NUMBERS ARE PROVIDED BY SELLER  
AS A COURTESY FOR ANY POTENTIAL BUYER  
AND NOT VERIFIED BY THE GILES REAL ESTATE TEAM

