

---

# 2102 Tipperary Drive

## Upgrades

---

### 2011

---

- Kitchen and master bath oversized decorative floor tile
- Both front porch columns and gable structure

### 2013

---

- Granite kitchen counters (granite matches accents on kitchen floor) and island
- Travertine kitchen backsplash
- Oversized stainless steel under-mount sink
- Moen SS Single-Handle Pull Down Sprayer Kitchen Faucet with Reflex and Power clean
- Garbage disposal
- Bronze breakfast room chandelier
- SS Kitchen Aid appliances: convection oven, microwave (doubles as 2<sup>nd</sup> oven), dishwasher
- Larson security back door with matching oil rubbed bronze handles
- Kitchen and cabinet paint
- Granite master bath double vanity, under mount-sinks and plumbing
- Bronze door hardware added to entire house
- Paint interior and exterior house
- New carpet throughout entire house
- Granite counter, undermount sink and framed mirror added to half bath

### 2014

---

- Jenn air electric range with interchangeable large griddle and built in exhaust vent
- Both upstairs hallway light fixtures
- Motion sensor lighting in upstairs bedroom hallways
- On demand hot water feature throughout house
- Updated 2 upstairs baths with granite counter, undermount sinks, travertine and ceramic tile, plumbing fixtures and paint.

## 2015

---

- Downstairs 4-ton Lennox AC 13 SEER rating (compressor and coil) Warranty: 10-year parts, 10-year compressor, 20-year heat exchanger
- Updated master shower with decorative tile, frameless glass shower, oil rubbed bronze hardware and 5-piece oil rubbed bronze fixture on oversized spa bath
- Security cameras installed around back yard and driveway
- LED landscape lighting with lighting contactor
- Keyless entry for 2 car garage door opener
- Half bath toilet
- Ring doorbell on front door

## 2017

---

- Composite roofing on house and expanded detached garage
- StormForce series Gulf Coast Windows, heat reflecting with argon gas, 1/8 double strength, double pane, double hung throughout, including windows around front door.
- Backyard/Garage Renovation:
  - Cedar-stained pergola upon stained concrete, oversized ceiling fan, speakers and multiple electrical outlets, mount for Bose sound bar
  - IN-FLOOR cleaning system Premier Pool with resort like rock waterfall, and spa spillover, PebbleTec with abalone shell (beautiful sparkle!). Travertine coping, tanning ledge with bubblers, oversized spa, UV filters to enhance water clarity, AquaLink phone app to control equipment, cool decking throughout, two built in umbrella stained concrete along back fence. Lifetime warranty
  - Ceramic slate style tile on front porch
  - Full pool bath with slate tiled shower, slate flooring (including drain), stained shiplap walls and ceiling fan
  - Oversized (height) garage extension
  - 8 foot-stained cedar privacy fencing around backyard perimeter, with two large side storage areas (one partially covered)

## 2017 Continued

---

- Double-sided cedar-stained dog run with artificial turf
- Garage washer and dryer connections
- Eco-Smart tankless hot water heater
- PEX plumbing throughout garage
- Can lighting throughout garage
- Upgraded utility service to 200A (new wiring from transformer to meter), added 200A service disconnect and new Square D 200A Panel Board
- Oversized utility sink
- Water line to garage-based refrigerator (filtered water and ice)
- Two garage ceiling fans
- Lead crystal front door
- Larson security door with oil rubbed bronze hardware to front
- Porch light fixture
- Back kitchen door and door from breezeway into garage with oil rubbed bronze hardware
- Double garage door and door opener
- Oversized garage door with door opener
- Gutters and leaf guard near pine trees and detached garage
- Eliminated vertical support columns under breezeway in place of horizontal support beams
- Wall sconce with dimmer to entry to master bedroom
- Two foyer oil rubbed bronze chandeliers with dimmers

## 2017 Continued

---

- Wood like tile throughout 1st floor
- Refaced fireplace with travertine tile
- Fresh paint in every downstairs room
- Downstairs baseboards, sheetrock, insulation and vapor barrier
- Downstairs electrical outlets
- Rocker light switches throughout house
- Neighborhood transformer replaced by city (in backyard corner)
- Sump pump in backyard near electrical transformer
- Added ring doorbell to back yard gate

## 2018

---

- Upstairs 4-ton Lennox AC two stage 21 SEER rating (compressor and coil), Warranty: 10-year parts, 10-year compressor, 20-year heat exchanger, 5-year labor, with programmable thermostat
- 50-gallon water heater
- ADT security system with multiple glass break sensors
- Master Bath Toilet
- Both upstairs toilets

## 2019

---

- Oversized ceiling fans throughout entire house
- Extended driveway parking by two spots and new concrete for existing driveway, including a gentle entry low slope (total of 5 spots outdoor)
- Blinds in most rooms
- Window treatments

## 2020

---

- 50-gallon water heater
- Wall sconces with dimmer feature in game room
- Oil-rubbed bronze chandelier with dimmer, over switch back stairs (matching foyer chandeliers)
- Honeywell digital thermostat downstairs
- Secondary Panel board wired for 60A 240V generator
- Outside string lights on pergola and along breezeway, wired for Amazon Alexa

## 2021

---

- Re-stained cedar fence
- Cedar fencing added to conceal transformer in backyard corner
- Flag mounts on pergola
- Backyard yard large decorative pieces
- Undercabinet lighting in kitchen

## 2022

---

- Fresh paint inside and out
- Can lighting fixtures in master bath and over kitchen sink
- Fresh landscaping in front and backyards
- Faux gable vent to front gable
- Upstairs Lennox mounted, tablet programmable thermostat
- Fresh curb paint with numeric home address
- Laundry room with ceiling fan, paint, stained shelf over washer and dryer and exhaust vent
- Shelving over outside washer and dryer