

Upgrades and Improvements for 58 S. Fremont Ridge Loop

Interior Upgrades

1. Custom family room fireplace treatment (fieldstone look, stucco)
2. Faux painting in tower (circular stair to second floor)
3. Custom Iron Gates to Grotto
4. Built-In Wood Work
 - a. Media room closet
 - b. Studio closet
 - c. Studio cabinetry
 - d. Wine Grotto cabinet
 - e. Office cabinetry
 - f. Bookcase unit with electricity on second floor landing
5. Wine Cellar build (10x12 section of 3rd car tandem space in garage)
6. Two Wine Chiller Refrigerators
7. Glass shower enclosures in all baths: pool, guest, Jack and Jill, 2nd upstairs bath
8. Upgraded interior lighting and chandeliers and two art lights in Owner's suite
9. Nest thermostats (3)
10. Touchless Kitchen faucet
11. Full house water filtration system with additional Kitchen drinking filter
12. Durivant bidet/toilet with remote control in Owner's suite
13. Water efficient toilets in all other baths (2019)
14. Floor plugs added to Family room and Studio
15. Tankless water heater dedicated to Owner's bath
16. 2 full house surge protectors

Outdoor Upgrades

17. Metal roof caps on tower and garage structure
18. New roof (2021)
19. Putting green (professionally installed & permitted)
20. Pergola (permitted) cover and end of Outdoor Kitchen
21. Outdoor ceiling fans (2 oscillating, 2 double fans units in back and single unit fan in garage)
22. Lake front electric box and motion sensor flood lights mounted on fence/gate access by lake
23. Pool chiller (in addition to separate heater)
24. Mosquito-misting system – covering full back yard and patio area
25. Outdoor Summer Kitchen
 - a. Wood-burning fireplace with gas starter
 - b. Vintage stainless grill with rotisserie and smoker (2022)
 - c. Utility sink with granite counter top
 - d. Beverage refrigerator (2020)
26. Redesigned sprinkler system – drip, spray, pots, fountains
27. Ring doorbell (camera and voice enabled) in front and Ring motion/voice camera in back

28. MyQ Chamberlain Garage device
29. Landscape accent lighting throughout property (programmable timers)
30. Front fountain (programmable timer – permitted, integrated with sprinkler system)
31. 2 back fountains (one tied to sprinkler system, timer controlled, down lights)
32. Generator (natural gas – permitted)
33. Six planters (drip water supply through sprinkler system) three front; three back
34. Front and back motion sensor security flood lights
35. iAqualink remote pool control with app for phone
36. Three large pool umbrellas; one small (in-pool mount) – can be purchased
37. Portable gas heaters with propane tanks – can be purchased
38. Exterior locks tied to interior lighting so home is lit when entering
39. Please exclude Yard Art – Mark White Wind Sculptures, stands, and accent lighting
40. Pool heater - 2021

Indoor/Outdoor Upgrades

41. Control4 Integrated system – programmable with in-house and remote access
 - a. Security
 - b. Thermostat
 - c. Music, television, lighting
 - d. Three outdoor continuous recording security camera
42. Speaker system throughout house and patio
43. Whole house surge protectors (2)
44. Upgraded gas supply system (to support below)
 - a. Outdoor wood-burning fireplace with gas starter
 - b. Three outdoor gas fire pit/bowls
 - c. Two gas lanterns (front of house)
 - d. Two in-house gas fireplaces (Owner's suite and Living room)