

- Both HVAC's completely replaced 2019-2020.
- Gutted to studs and redesigned Primary Bedroom and Bathroom 2018.
- New primary bath and laundry pex plumbing
- Spray foam under home 2019.
- Crown molding added throughout downstairs 2020.
- Full interior paint 2018/2022.
- New lighting throughout home in most areas 2018-2022
- Primary Bath- new led cans, and lighting, marble counters, custom designed and crafted vanity by Lynch Woodworks , new custom 9 foot shower with subway and marble tile flooring and frameless glass surround.
- RealWood Brand wide plank flooring in Vintage Loft placed in Primary bedroom and bath.
- New windows in home except for front porch where original windows were preserved.
- Carpet replaced in front guest bedroom and upstairs game room.
- Reframed and reinforced gable with steel beams in upstairs game room and subfloor,
- New ac split unit upstairs additional to central heat and air.
- Stairs repainted and re-stained.
- Kitchen flooring refinished and re-stained.
- House leveled in 2018 and reinforced beams and piers.
- 2020, removed exterior vinyl/wood siding down to the studs. Put new wrapping and insulation and replaced with board and batten Hardi-Plank.
- Closed in open crawl space with brick skirting. 2020
- New 35 year architectural HD roof 2020.
- Two car carport/pavilion added with lighting and electrical. 2021
- Cement drive added 2022.
- Porch ceilings lifted and stained and cedar posts added. 2020
- Exterior completely repainted. All new exterior lighting. 2020
- Landscaping added and updated with stone boundary and along side.
- New 12x20 storage building with electric. 2020
- Replaced bathroom vanity in hall bath and plumbing. 2018.
- Gray water line added for washer and primary bath. 2018
- New gutters installed. 2018
- Full sprinkler system around house.
- New mother board on well. 2021
- Water Softener
- Prior owner resurfaced pool and updated the kitchen and hall bath

## Improvement List

# 10355 Old Stagecoach Road

3 BD 3 BA 2739 SF \$845,000

COMPASS



LIFESTYLE  
RANCH & HOME  
GROUP