

Upgrades and Improvements

Whole House surge protector

Vivint Security System with 3 cameras (stays with the home)

Renewal by Anderson double hung, low-e argon filled windows (all replaced, except ones at the top of the family room and in the bathrooms) \$50,000 (2018)

(2) Goodman 14.5 SEER with SPLIT-PHASE HVAC units and ionic probe for dust and allergen reduction (2020)

New composition roof (2018)

Fully guttered

Fully enclosed cedar patio with single-hung tilt-in windows, ceiling fans and wired for 2 tv's (2017)

Solid wood, custom cabinetry in kitchen with pull out drawers

Upgraded kitchen appliances

Mather bath completely remodeled to be grout free by Re-Bath

Custom shelving and storage in master closet

Vinyl waterproof flooring in main living areas and 3 bedrooms with lifetime warranty

Custom outdoor patio with pavers, professional landscaping and landscape lighting in front and back

All bathrooms have been remodeled

Fully sprinklered yard with a new control box

New fence on left side of home (2022)

Exterior Paint (2022)

New hot water heater with 12 year warranty (2019)

Radiant Barrier added

Blown insulation added

Solar panel fan in attic

Nest thermostat added and is tied into the Vivint system

"Terminated" by Orkin to prevent termites and the home receives routine preventative pest control

Blinds for windows are in garage and can be rehung by new buyers

