



## Updates and Amenities 10307 Briar River Dr

- Grey brick around the house to protect house foundation installed Jan 2007
- Underground sprinkler system installed covers the whole yard (front and back), Dec 2006
- Power wash the outside house and driveway several times, the latest was Nov 2022
- New mailbox with signs of street number installed June 2021
- Chandelier and ceiling fans for living room and all bedrooms Jan 2007
- Chandelier in breakfast area Jan 2007
- Chandelier in formal dining Nov 2022
- New dishwasher, range hood and gas cooktop installed Nov 2022
- New gas water heater September 2021
- New Air conditioning system for 2nd floor with lifetime warranty (limitation applies):  
~September 2014
- New Air conditioning system for 1st floor with lifetime warranty (limitation applies):  
~August 2012
- Professional lawn care weekly, apply fertilizer twice per year, watered lawn 3 times per week all year round.
- New plants installed Oct 2022
- New paint interior walls Oct 2022
- New paint exterior including garage Oct 2022
- Kitchen floor sand and finish, Oct 2022
- Dining room floor sand and finish, Oct 2022
- Kitchen carbiners + draws, sand and paint exterior, Oct 2022
- Water faucet, replace with new, second floor 1st bath room
- Fresh paint for doors in front entry and back, as well as door frames, Nov 2022
- New paint driveway gate, Nov 2022
- New fence backyard, Oct 2022
- New Paint Gas Pole lamp, front yard, Nov 2022
- New battery for security alarm system, June 2021
- New Fluorescent lamp on kitchen ceiling, Oct 2022
- Coat closets re-design to maximize the capacity, Dec 2006
- Change air filters every 3 months, there are still some new sets left on second floor storage.
- Carpet attic to make it a clean dry, additional storage room, Oct 2015
- Install door lock on the bed room (the one with built-in safe) Jan 2007
- Install door locks on two walk-in closets so personal items are kept privately with more security. All three locks are with the same key.
- All new paints used to paint the house in Nov 2022, the unused portion kept for the new homeowner.
- New window screens for all windows, installed Oct 2022
- Change the side iron fence to a door with lock for the convenience of landscaping to get in taking care of the back yard, new lock installed Nov 2022

**\*All Updates and Amenities are Per Sellers\***