

# 15 Renoir Trail Place



## Features & Updates

Traditional All-Brick 5 bedroom, 3.5 baths, plus a pool bath with shower, an oversized 2-car garage with epoxy coated floor and workshop area, plus a play-friendly, fabulous pool/spa with waterfalls, jumping rock and a swim-in cave—perfect to cool off on those hot summer days (Built by Ultimate Pools in 2009 with Intelli System Control System operated by your iPad or smart phone) Electronics run for outdoor TV and speakers. Built by Emerald Homes — Original Owners. Just about everything has been customized and/or replaced since purchase.

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*Village of Sterling Ridge—3,858 sf/Appraisal  
Land—9,986/MCAD—7.5 ft of raised garden boxes  
Lot 40, Block 1, Section VOSR 21  
Year Built: 2003 - Pool Added 2009 - Continually Upgraded since purchased with major updates 2019-2023*

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- ◆ Double pane windows replaced —2019
- ◆ Kitchen has Black Walnut Cabinetry with pull-outs, above and below counter lighting & a desk planning area
- ◆ Recent quartzite countertops, marble subway-style backsplash and farm sink—2019
- ◆ Interior & Exterior Paint— 2022-2023
- ◆ Stainless appliances, including DSC Double Ovens—2013, Bosch Dishwasher -2019, Thermador 5-burner cooktop 2019, Fisher Paykel Microwave 2021, GE French Doors refrigerator—2023
- ◆ Primary Bath remodeled 2021 with free-standing bathtub and large shower with frameless shower doors
- ◆ Primary Walk-In Closet enhanced with elfa organizers & a safe
- ◆ Professional Epoxy Garage Floor Coating—2021
- ◆ Tankless Water Heater—2021
- ◆ Two complete HVAC systems replaced 2019 with Lennox R410 upgraded units - sellers maintain a service contract with Abacus - last serviced 2/07/2023
- ◆ Roof replaced—2016
- ◆ Fence replaced—2020
- ◆ Engineered hardwood flooring in main living areas refinished 2022
- ◆ Upstairs carpeting replaced—- 2023
- ◆ Pool water filter pump replaced—2022
- ◆ Robotic pool sweep replaced 2022
- ◆ Recessed lighting replaced with LEDs; all ceiling fans - 2022 and all light fixtures throughout house
- ◆ Built-ins added in upstairs gameroom, attic storage space created off 5th bedroom, perimeter lighted shelving added in upstairs bedrooms, along with closet storage and lighting
- ◆ Plumbing fixtures replaced in secondary baths 2021-2022, including all commodes except for powder room bath
- ◆ Outdoor front post lamp and entry porch light replaced—2022
- ◆ Landscaping clean-up front & back since freeze with 2 new trees added and 45 shrubs replaced—2023
- ◆ All entry door locks replaced and upgraded, including LiftMaster garage opener —2021
- ◆ Security System owned and includes 2 Cameras and Ring Doorbell. Smoke Detectors replaced.

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Pool: Aqua Freedom Pool Service (281) 324-8530  
Gardener: Hernandez Landscaping (832) 865-7462  
Cable Service Used: Xfinity +1(877) 710-5048  
Security Monitoring: Best Security (713) 724-8108