

SELLER'S NOTES

13914 CANTRELLE MANOR

This home is a 2-owner, Trendmaker Design that has been built all over Coles Crossing Subdivision. It was very popular for its great use of space, however this home is far from any other home that was built spec. The original owners made upgrades to the floor plan outlined below. The original Builder folder has been left in the house for reference, along with all manuals from the original build and our 2016 remodel.

ORIGINAL 2002 BUILD UPGRADES:

- Primary Suite with two walk in closets (vs sitting area) with custom California Closet Built-Ins.
- Office with Granite work space
- 3rd Bedroom Closet was expanded into the attic/eve space and is huge.
- A 4th full bath was added in the 4th Bedroom behind the study nook.
- A Bonus Space was enclosed and used as a music room in back of the upstairs game room.
- The garage has a shop sink and commode, as well as, a separate storage closet.
- The entire attic space has decking and the walls are finished in plywood.
- 240v plug below the electrical sub panel.
- Outdoor Kitchen/ BBQ Station
- Outdoor gas fireplace with TV above and surround sound.
- There are speakers on the front porch as well. Halloween sounds??? All speakers are routed to a cabinet in the family room left of the fireplace.
- Custom Pool with large Hot Tub and waterfalls
- Custom stamped concrete deck.
- Two flagpoles guarding the front door
- Christmas Light Electrical Plugs along the eaves are controlled from a switch by the front door.

2016/17 REMODEL BY SELLER:

- The Kitchen and Primary Bath were taken down to the studs, totally redesigned and custom built.
- New Kitchen design allowed for Larger Island with Gas Cook Top, Appliance Garage and Bar Stool height Counter Top.
- New, larger window over the sink
- Microwave drawer was added for counter space savings.
- Thick marble quarried in CT. for beautiful and timeless countertops and large country sink with filtered water supply.
- New Refrigerator stays with home.
- Cabinets were job built with soft-close drawers and high-end hardware.
- Primary Bath was totally redesigned with new privacy window in Steam Shower, large medicine cabinets behind the mirrors, Custom Quartzite, Marble tile floors and shower with glass. All real stone, nothing fake here. Custom cabinets, TV , and “Mr Steam” system added.
- Living Room Fireplace was redone with Marble Surround.
- Mud room, next to kitchen, was added with Wine Chiller. One of a kind!!
- All flooring is new. Entire first floor was taken down to the slab and solid American ¾” Red Oak was nailed over screeds for a lifetime floor. Primary bedroom and bath were raised to match the new floor level through entire 1st floor.
- The upstairs was taken down to the subfloor and same solid oak put down in all bedrooms. New carpet upstairs as well.
- All door and hallway pass through openings, cabinets and shelving were finished with upgraded moldings, baseboards.
- All arches and wall art niches were removed for a classic interior design.
- Den and kitchen connect with oversized openings.
- New Door Cabinet hardware through out.
- Half Bath has new wainscoting, toilet and sink.
- New front door and threshold.
- All entry and hanging lighting are new.
- Every room in the house was rewired with LED ceiling can lighting with dimmer switches.
- Solid wood Plantation Shutters were installed on all window openings minus the kitchen sink.
- New HVAC system was upgraded including new return air handlers and ductwork.
- 5 ton HVAC upstairs
- 2.5 ton HVAC downstairs.
- Two new high efficiency gas water heaters.
- All new CAT-5 wiring to every room
- TV added to kitchen
- Glass shower doors in all upstairs bathrooms.
- New ceiling fans.
- New Alarm system with three cameras (1) front porch, (1) back yard, (1) family room-Wired to recorder in master closet.
- New Roof -January 2023-GAF Timberline HDZ 50 year (1) time transferable warranty.

All remodel costs amount to over \$250,000 in 2017.

A copy of these invoices and files are available for your inspection.