

About our House we love and somewhat sad to leave... when we bought this home, we thought it was going to be our "forever" home... UNTIL.... We had grandchildren born in Tennessee .... The traveling once a month to Tennessee to be active grandparents since they were born has become even more frequent and it is now time to become even more involved in their lives as they start cheer, dance, soccer, baseball, basketball, football, and everything else kids engage in these days.... So, g-babies are the sole reason we are selling and moving from our "forever" home.

The roof was replaced just prior to us purchasing and moving into the home so it is less than 10 years old and in great condition.

The very first things we did when we purchased the home, was:

- Front door refinished
- Replace the entire fence on all three sides (at no cost to our neighbors, so they all love us) ~ \$3500 (we have the letter from the HOA to approve it)
- Install solar screens which have a warranty (even in the event of damage, they have replaced mine previously d/t dog damage) ~ \$1250
- Installed Shelf Genie in the kitchen (because we realize we are getting old and getting on the floor to find you pots and pans isn't fun...) ~ \$3500 (have warranty)
- Remodeled the laundry room (Installed cabinets, granite, new washer/dryer) ~ \$11,500
- Added an additional 3d car cement driveway parking (you will be the only 1-story house with 2-car garage in the development, I believe) with the 3d car concrete driveway ~ \$3500 (we have the letter from the HOA to approve it)
- Resurfaced the garage floor ~ \$1500
- Added metal shelving and plastic shelving to the garage ~ \$2500
- Added an additional attic access with floored attic storage in the garage ~ \$1250
- Replaced the traditional water heater with a gas "on-demand" water heater to save money on water and gas ~ \$5500
- Replaced the AC unit within the last year ~ \$10,000
- Replaced, expanded, and added a air-conditioned dog-house to the exterior storage shed ~ \$4500 (we have the letter from the HOA to approve it)
- Expansive landscaping with butterfly and bee attracting plants that are perennials and have yet to be frozen in the past five years so you have a wealth of butterflies and honey producing bees in the backyard to be mesmerized by
- Recently painted the pergola, fence, and touch-ups in the home to ensure it exceeds appearance of a home of its age
- Replaced ceiling fans and light fixtures to update accordingly
- Recently had the home pest and rodent proofed (with warranty) to exterminate and eliminate any pests and rodents from the home ~ \$1200
- Home has foam insulation in the attic versus blow-in or layered so it is much more energy efficient
- Home has a pre-installed pest-control system that is built into the walls of the home (see the access just to the left of the front door)

- We have employed a house-keeper(s) (that we highly recommend since 2007, even prior to this home, that have meticulously maintained, cleaned, and maintenance this home every two weeks since we purchased (it makes a huge difference in the quality of home you are purchasing)
- One of the Master closets has a keyed lock, to ensure additional safety for belongings (weapons, jewelry, etc. from children, and “honest” people b/c locks only deter honest people and children)
- The home has two sets of deadbolts in the event you have small children who may be able to open the lower deadbolt system – the higher deadbolt is usually out of reach for small children