

## **Conquistador Improvements**

Installed 3-level 1,000 pound maximum Inclinator elevator

Enclosed garage areas and added two automatic garage door openers

Installed black iron and wooden fence, and added Japanese Yew hedge

Installed 8500 lb steel boat lift

Installed underwater green lights (3)

Reinforced bulkhead with foam injections

Installed front porch swing

Installed shelving in basement

Installed custom Graber natural fiber shades with exterior lining, including remote-controlled in master bedroom

Repainted entire interior and touched up exterior

Installed commercial-grade stair treads to basement

Installed towel racks, hooks, and toilet paper holders

Changed master bathroom mirrors

Installed master bathroom floating shelves

Upgraded master bath light fixture over tub (Restoration Hardware)

Installed electric and warm-water bidet in master bathroom

Replaced kitchen faucet with commercial grade unit

Upgraded dishwasher (Thermador)

Moved ice machine to downstairs; installed wine cooler fridge in kitchen island

Installed TVs in 3 bedrooms and over fireplace

Installed mosquito misting system

Installed plywood in attic for storage

Installed screened rear porch

Installed two Big Ass fans on screened porch

Installed full-house de-humidifier

Upgraded to Nest thermostats

Replaced one A/C condenser unit

Installed bird-proofing in dock

Installed anti-freeze drain valves to hose bibs

Replaced plumbing to dock with Pex and installed shut-off