

# 6602 LAGUNA TRACE

## FEATURES AND IMPROVEMENTS FROM 2019-2023

### INTERIOR UPDATES

- \* **New Lighting Fixtures** installed throughout the house, brushed nickel finishes all match in a modern theme design.
- \* **New Hardware** installed throughout the home, with modern brushed nickel finish
- \* **New Wall Switches** all replaced to rocker style with light dimmers and speed control for ceiling fans and \***New Interior Electrical Outlets** - all replaced white
- \* **All New Interior Ceiling Fans** installed, modern style
- \* **New Paint:** all interior walls, doors, crown molding, Kitchen cabinetry/white
- \* **New Stainless Steel ALL Kitchen Appliances** - Whirlpool
- \* **New Kitchen Sink and Faucet** stainless steel modern style single basin and spray faucet with convenient cutting board and special attachments
- \* **New Plumbing fixtures and new toilets** in all bathrooms.
- \* **New Security System:** Alert 360 Alarm system added.
- \* **New Water Heater** 11/30/2021. Rheem Platinum Model: XG40S12HE38U0 Serial Number: Q452102357

### EXTERIOR UPDATES

- \* **POOL and SPA:** \***New “Jandy” Heater System;** pool upgraded with \***New larger filter system,** variable speed “Jandy” pumps may be controlled from smart phone; \***New Polaris Pump;** \***New LED multi-colored pool & spa lights,** \***New outdoor Flooring Refinishing** of porch Lanai and entire pool decking.
- \* **New Roof:** Owen Corning Duration; including separate screened Private Retreat.
- \* **New Security System:** 5 Ring Alert Camera System
- \* **New Garage Door Systems** with new openers with Wifi and app control.
- \* **New Entire Fence** with cedar wood and 3 gates for entry/exit.
- \* **New Outdoor Lighting** added to entire backyard \***New Accent Lighting** to front yard
- \* **New Landscaped pathways** down both sides of the house with stepping stones surrounded by crushed granite; \***New Drip Irrigation System** with timers including driveway Landscaping.
- \* **New Huge Palapa:** Cedar wood top structure, with new thatch style using more durable synthetic materials.
- \* **Entire outdoor electrical was inspected and upgraded by licensed electricians**
- \* **New Fabulous Palm Style Ceiling Fans** 3 in Lanai outdoor living area
- \* **New Upgraded Gutters** around the entire house to larger 6 inch size
- \* **New Private Outdoor Shower Area and concrete patio and sidewalk**
- \* **GARAGE:** \***New Garage Door Systems** w/new remote openers; WiFi and app control; \***Repair and Improvement:** freeze storm 12/22 caused a water pipe to be damaged above the garage. Insurance company sent *Houston Restore Pros-* professionally completely repaired all damage. **New pipes -replaced;** **new Insulation** replaced in walls and above ceiling in the attic; **New drywall;** **entire garage painted;** including the cabinetry, **new Light fixture** added. **New Epoxy Paint** on garage floor