

15818 Roseview Lane Updates:

Outdoor space development

675 ft² covered patio and outdoor kitchen constructed by Matt's Decks, including grill, fridge and cooler in the bar area, a dining space, seating area with outdoor fireplace, multiple televisions and ceiling fans.

+/- 20,000 gallon pool and hot tub built by David Perry. Tiered waterfall, 2 fire bowls with glass rocks, a shelf for pool loungers, in-pool umbrella stand, extensive pebble decking, and upgraded filter system.

Home Extension

Laundry Room converted to Prep Kitchen with floor to ceiling shelving, a library ladder, copper Belfast sink, upgraded faucet, cabinet space for an ice machine, copper wall tiles, and additional cabinetry all custom painted. A new laundry room was built with extensive cabinetry, a multi-purpose sink suitable for a pet shower. An extended breakfast area was also added to the original home. Total addition ~500 sq ft.

Living Room/Kitchen

Hand built custom built-ins with designer painting in multiple living areas. Minka Lavery canned lighting in kitchen and living room, and fan in living room. Squared off builder arches, added custom molding around arches and crown molding. Faux painted ceiling beams in eating area.

Designer grade granite added in kitchen, new island with barley twist legs and quartzite stone, faux painted to match fireplace in the living area. A wine fridge added into cabinetry, a ceramic Belfast sink and upgraded oiled rubbed bronze faucets were also incorporated into the remodel.

Primary Suite

Complete remodel of bathroom: Kohler fittings, rainfall, wall, and handheld showers. Freestanding bathtub with pedestal faucet/shower. Tumbled travertine floor, designer grade granite, glass vessel sinks, new cabinetry and lighting throughout.

Custom paint on walls and designer metallic painted ceilings in primary sleeping area. Squared off curved arch between bedroom and sitting area, added designer molding. Updated rock around the fireplace.

Custom plantation blinds added to bath and sitting areas.

Bathrooms Upstairs

All have undergone a significant remodel, granite countertops and new faucets in all 3. The Jack & Jill bathroom has an extended shower and travertine flooring throughout.

Bedrooms Upstairs

All have been freshly painted in December 2022, new wood floors, and all fans/lights have been upgraded.

Media Room

Built-ins have been removed and the room has been freshly painted in December 2022.

Foyer & Upstairs Landing

Hand built custom built-ins with designer painting, accent lighting, and all walls freshly painted in December 2022

Whole Home

- Whole home, low maintenance Aquasana water conditioning system.
- House wired for quick connect standby generator. (Sized for main rooms, refrigerator and 1 air conditioner. Seller will consider leaving the 13kW portable generator based on the purchase price)

**Refrigerators and TV's shall convey with the home along with the external storage buildings. Sellers are willing to negotiate the sale of certain home furnishings as well.