

Seller Upgrades and Improvements

158 Bentwater Bay

1. New/replace builders Ceiling fans
2. Light in dining area and pool table area
3. Light in foyer (all lights replaced what builder put in)
4. Ice maker (True appliances)
5. True Refrigerator (See cost on tables below)
6. Extra dishwasher
7. Hot water maker in kitchen sink (Insta-hot)
8. UV lights added to HVAC furnaces for the entire house..Treats air whenever it is running.
9. Sonos sound system, amps for living room, dining room (pool table), kitchen, MBR, Master bathroom, outdoor deck area for pool. App controlled.
10. 26KW whole house generator, natural gas, with its own separate meter to run the entire house without pause in power outages. Both AC and Heat.
11. Pool, decking, lighting, and gas extras for fire bowls by pool, an two gas lines on west side of pool for added firepits if wanted (they are under the tiles by the Solostove I have out there now)
12. A/C and Heat pump for garage to keep temps low in heat of summer
13. Insulated garage doors
14. Home theater equipment, with 8 theater chairs with theater style seating, including 130" retractable screen, 8k projection system, and 10 speaker surround ATMOS, including 2 subwoofers.
15. Remote controlled blinds and screen for porch (on order being made)
16. Smart home heat and AC controls
17. Alarm system (Datasmart installed), with glass break sensors, and complete active video surveillance around home/pool.
18. Interior and exterior light controls/dimmers controlled on security [Alarm.com](https://www.alarm.com) app. Can be done via cellphone when away to monitor.
19. Garage doors controlled by [Alarm.com](https://www.alarm.com) app.
20. Low voltage lighting for landscaping and pool areas/backyard flowerbeds.
21. Drains and irrigation extras for proper drainage during heavy rainfall.
22. Extra soundproofing and insulation for bonus room/theater/studio. Media room.
23. Toto heated toilet/bidet in MB.
24. Two jet ski electric lifts, and new Kawasaki Supercharged jet ski
25. Barn doors for office.
26. Three WiFi extenders, MBR, Theater and Pool area to extend WiFi and music/lighting controls when in yard, pool or anywhere in house...super fast WiFi!
27. Pool table and chairs