

## **36345 Lady J Circle- Improvements Made Since Purchase**

1. Added automated gate to driveway w/ 4 remotes and entrance/exit keypads installed on fence posts.
2. Pond area
  - new Fishing Cabana
  - added Pond Aeration system
  - 2 yrs aquaculture of Catfish & Bass
3. Backyard
  - Dipping pool/XL Spa (12 x 7.5 ) : w/ pebble plaster & Pentair wireless app-controlled system \*pool heater, pump, etc is all sized to accommodate a larger pool addition if desired
  - Concrete Patio Extension & sidewalk surround
  - Backyard area includes over 1000 sq of cool decking, electrical updates to accommodate grill/Tv/etc, outdoor string lighting, rocks \*currently set up for firepit but could also be used as playground area
4. Other Outdoor
  - Gutter & drainage additions
  - Pet door & run outside of kitchen
  - 2 chicken/duck coops with fenced run
  - Landscape improvements & additional ½ acre of treed land cleared for use
  - raised rock pad to accommodate barn or shed
5. Indoor improvements
  - Lighting, paint, & finish updates made throughout the home

### **Items Willing to Negotiate with Sale of Home**

1. Matching set of outdoor poolside & balcony furniture (1 oversized chair, 2 chairs, & 1 loveseat - with cushions)
2. Four wood Adirondack chairs
3. Texas Firepit
4. Indoor Gym equipment