



## 307 Dunford Court Additional Property Information

### RECENT RENOVATIONS, UPDATES & UPGRADES

#### 2021-2023

- Installed new cedar fencing across front-facing fence line with steel posts for both gates
- Installed treated pine fencing along side fence lines of back yard
- Painted home interiors

#### 2019

- Installed Lorex motorized 8 camera audio/video DVR playback surveillance system with remote access capability
- Installed fiber optic cable directly to primary bedroom (Frontier Internet; also compatible with Xfinity)
- Installed 4 zone sprinkler system front yard
- Installed new gutters
- Installed new Low E argon filled double pane windows
- Updated kitchen with new paint, back splash, vent hood, stainless appliances
- Updated bathrooms, including new glass shower enclosure in Primary
- New flooring throughout home (leaving tile in bathrooms)
- Updated fireplace hearth with ceramic gas logs and tile surround with stacked stone
- Installed new HVAC evaporator coil, drip pan, a/c plenum and added new media filter
- 2 drains installed with shut off valve
- Chimney cover on roof replaced with Hardie board
- Added Chamberlain smart garage door openers (My Q phone app offers remote use capability); replaced hinges, nylon roller and springs on both overhead doors

#### 2015

- Installed attic radiant barrier
- Added 7" attic insulation
- Installed attic tent at top of ladder
- Astro Guard hurricane window protection covers (stored in garage)
- 3 built-in air compressor lines in garage for air tools
- Garage ceiling opening leads to large decked attic storage area

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### Utility Costs

Electricity:	\$118/month average
Gas:	\$60/month average
Water/Sewer:	\$40/month average
Trash:	\$97/quarter (Monday and Thursday pick-up)
Internet:	\$60/month (Frontier)