



## 13727 Camelot Centre Ct

This home was re-constructed in the summer of 2023. Below is list of the upgrades and changes that were made to the home.

### **Warrantees:**

Building/Construction: 1 year warranty transferred to new Owner

Generator: 10 Year Warranty

Appliances: Buyer to register new appliances for warranty.

Roof: 1 Year transferred to new Owner

### **Home Exterior: (the following items are new to the home)**

- Roof Composite [50 year]
- Gutters
- Stucco on majority (+90%) of the house
- Stucco on mailbox
- Framing on bottom/top floor
- Framing on roof, & added radiant barrier
- Paint

### **Home Interior: (the following items are new to the home)**

- All Plumbing New PEX piping
- Plumbing (gas) [HDPE]
- Plumbing Fixtures
- Navien 240a Tankless Water Heater
- All Electrical Wiring
- Electrical Panel
- Entire house surge protector
- 26KW Generac whole house generator added to the home
- Electrical Fixtures
- TV Cable Wiring
- Ethernet wiring house
- Ethernet wiring attic (for PoE cameras)
- Ethernet Patch panel and data rack
- Ceiling Speakers
- In wall speaker and HDMI wires

- All new Floors on first and second level
- Soft Close Custom Cabinets throughout the house
- Trim throughout the house
- All Light Fixtures
- All Plumbing Fixtures
- All Energy Efficient Windows
- Doors [low energy]
- Hardware
- Garage door & opener
- Furnaces
- AC Units
- AC ducting and fixtures
- Refrigerator -GE Café'
- Dishwasher - GE Café'
- 6 Burner Range/Oven - Z Line
- Microwave - GE
- Sinks
- Quartz Counter tops

### **Yard: (the following items are new to the home)**

- Grass
- Plants
- Flower beds
- Back Patio re-Surfaced
- Irrigation System
- Drainage System
- Pool plumbing
- Pool skimmers
- New Polaris 280 Pool Vacuum
- Some of the pool tile was repaired/changed
- Fence on the south side
- Fence on the west side (built by neighbor less than a year ago)

### **Changes Made from the original construction**

- Laundry room - added window
- Laundry room - added sink
- Laundry room - raised ceiling
- Living room - replaced gas fireplace with large window to back yard
- Formal living room - raised floor
- Formal living room - added closet under stairs
- Formal living room - removed pillar, added arch
- Formal dining room - removed two pillars, changed to arches
- Kitchen half bath, increased size of bathroom
- Kitchen - slight layout changes to where the oven/fridge is located
- Kitchen – removed small center Islands and increased usable space
- Kitchen - added pot fillers and coffee bar

- Kitchen - removed butler bar to increase size of pantry
- Primary suite bathroom- added double shower – changed entire floorplan
- Primary suite bathroom - changed layout and closet
- Primary suite bathroom - changed back window
- Foyer - removed coat closet to accommodate larger Primary closet
- Upstairs Secondary Primary - Changed layout of previous room to be a Secondary Primary Suite
- Upstairs Secondary Primary Suite - added dedicated bath tub and shower
- Upstairs Bedrooms - Changed layout to accommodate 2 bathrooms instead of one
- Theater room - added a half bathroom
- Theater room - Closed off theatre room area (used to have no doors and a pony wall)
- Theater room - Insulated interior wall and install soundproof drywall
- Theater room - added ceiling speakers and theater wiring
- Theater room - removed windows that used to overlook the driveway
- Flex room - Ran AC and insulated flex room (used to be converted garage)
- Flex room - Insulated interior wall and install soundproof drywall
- Flex room - Added vent fan, can be used for anything that requires ventilation (cigars, soldering, model airplane paint, etc)
- All Hand railings and Rot iron spindles are new, replaced second Levels pony walls.
- Garage - added extra lighting
- Garage - whole house surge protector
- Whole house - 26kw generator
- Whole house - Wired with cat6 ethernet
- Whole house - replaced pony walls on stairs and bridge with iron
- Whole house - added radiant barrier