

Interior Upgrades

- Home automation (HVAC, Ring Doorbell, Garage Door Opener, Sprinkler System)
- Double Pane, Tempered Glass Windows with UV Protection Throughout
- Kitchen and Butler's Pantry Remodeled. Under Counter Lighting and Granite in Both Areas
- Matching Granite Window Sills in Kitchen, Bathrooms, and Laundry Room
- All Bathrooms Remodeled. Oak Cabinetry in Primary Bath
- Kohler Low Volume Toilets (Clog Resistant)
- High Quality Casablanca Ceiling Fans
- Updated LED Light Fixtures in All Areas (except for 2 closets)
- All Closet Clothes Rods are 1 3/8" Stained Oak
- Plantation Shutters in Living, Primary Bedroom, and Game Room with Hidden Tilt Bars
- Built In USB Outlets in Kitchen and Bedrooms
- Decora Outlets and Switches with Screwless Face Plates
- Photo Sensor Controlled Lighting in Kitchen, Bathrooms, Study, and Stair Area
- Motion Sensor Lighting in Helpful Areas
- Attics are Decked with Lighting Added
- Water Softener (saltless)

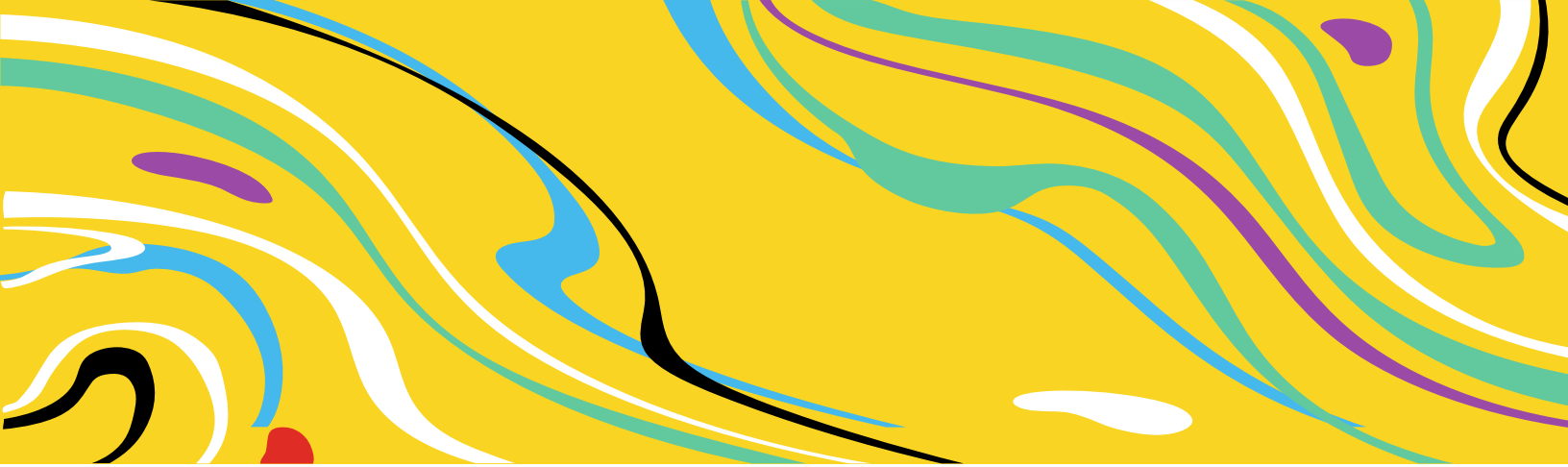
Exterior Upgrades

- Recently Painted (2023)
- Ring Doorbell
- Hardie Plank Siding On House and Garage
- Root Walls in Front and Back Yard
- Expanded Stamped Concrete Patio
- Landscape Lighting in Backyard
- Motion Sensor Lighting on Driveway/Garage area
- Sprinkler System – Full Coverage
- Cement Landscape Curbs in Front and Back Yard
- Cemented Side Yard Next to the Garage for Storage. Gate Added for Easy Access

Garage Upgrades

- 20 Amp Garage Circuits for Power Tools
- Ample Shelving and Reinforced Decked Garage Attic for Storage Needs
- Lighted Workbench with Pegboards





Attention to Detail

- Interior doors have been removed and the tops and bottoms are sanded and painted
- Caulk and paint have been put behind all hinges as they were being replaced.
- Closets have been overhauled to make them more efficient
- Alarm equipment has been recessed into the closet wall to save space
- Water shutoff valve recessed into the wall with flush cover
- Primary Bath has offsetting recessed doors for convenience and to save space
- Bright LED tube lights in garage linked to garage door opener
- Flood lights added to backyard and side yard next to garage
- Can light added over front door for better visibility
- Can light added over upstairs shower
- Enclosures built around water softener and sprinkler system manifold for freeze protection
- Sprinkler system and patio hose line have compressor hookups for evacuation prior to freezes
- Motion sensor kitchen faucet is powered with AC adapter with a battery backup
- Fountain in backyard is controlled by a programmable timer in garage
- Fire resistant safe in primary closet
- Fence posts on concrete are raised so they don't soak up water from the bottom
- Sprinkler system is Schedule 40 PVC and buried 12" deep

Extra Materials

- Tile for most of the tile in the house
- Grout for most tile in the house
- Paint for all rooms except rear upstairs bedroom
- Extra baseboard material (original baseboard profile no longer available)

