

## 14806 Evergreen Ridge - Upgrades List

- Entire Downstairs & Kitchen
  - new floors, counters, cabinets painted and new soft close hardware
  - drink fridges (used to be desk)
  - all appliances negotiable
  - new appliances
  - downstairs reno summer 2022
  - new toilet half bath
  - new paint
  - new master bath reno, tub, shower, bidet toilet
  - Touchless kitchen faucet
- Foundation - no known issues
- HVAC
  - Nov 2016
  - New control board 2023
- Pool & Pool House
  - speakers
  - Not included in appraised value
  - Added window unit and water heater in pool house
  - pool resurfaced pebble tech 2014
  - Removable Pool fence installed and included
- Outside/Other
  - Leaf filters and new seamless gutters may 23
  - Whole house generator - 2 yr maintenance contract renewable and transferable
  - Electric breaker box upgraded 2021
  - 240 outlet in garage for EV charging
  - mosquito misters - lifetime warranty around 245/year to service and refill solution
  - workshop in garage...back of garage will have water when it rains so do not store things on the floor
  - new landscaping
  - WIFI garage door opener w/ app - Amazon Key program
  - Garage door - installed 2019
- New Windows low e - 2014
- Vivent alarm, cameras, carbon monoxide detectors