

# FEATURES AND UPGRADES FOR 10323 ROCKCREST DR

## **Attic A/C System Feature:**

- Enjoy optimal cooling with our recently serviced A/C system. It's been upgraded with a new evaporator coil, a fresh drain pan, and a safety float shut-off valve for overflow prevention. With a recent Freon charge, it's in peak working condition, ensuring comfort and reliability.
- Outside A/C unit by Goodman Mfg. With just one year of usage, it boasts a new compressor, fan motor, and other top-grade components, ensuring both durability and performance.

## **Exterior**

- Experience LIFETIME elegance with our freshly painted exterior using Behr lifetime paint from Home Depot. Designed for endurance, you'll enjoy a maintenance-free finish that won't need repainting.
- Clad in James Hardie siding, backed by a 50-year warranty and reinforced with criss-cross steel and bolted securely to the slab, ensuring they meet city code standards.
- Newly insulated throughout, optimizing energy efficiency and comfort.
- Decked with a brand-new roof, complemented by fresh vents and twin turbines, ensuring optimal ventilation and protection.
- The backyard is equipped with French drains for enhanced water management, ensuring the home remains flood-free.
- Modern new garage doors, combining function and aesthetic appeal.
- Newly installed fencing, enhancing both security and curb appeal.

## **Interior**

- The entire inside has been freshly painted, offering a pristine and welcoming ambiance.
- Experience the elegance of 100% waterproof lifetime vinyl-plank flooring in all upstairs bedrooms.
- Both levels boast brand-new toilets, ensuring consistent quality throughout.
- Enjoy the luxury of granite countertops gracing every room.
- Benefit from a new dishwasher
- Brand new hot water heater, promoting convenience and energy savings.
- All faucets within the home have been replaced, ensuring modern aesthetics and functionality.
- Newly installed ceiling fans provide optimal air circulation and comfort.