

5819 Bayonne Dr

List of Major Improvements

Approximately \$80k in major improvements

April 2017 – Rinnai tankless water heater (approx \$3k) – last serviced May 2023

September 2019 – Louisville aluminum attic ladder (approx \$1k) and Frigidaire wine fridge (approx \$1k)

September 2020 – entire roof replacement (GAF Timberline HD) with lifetime warranty (approx \$16k)

August 2021 – 2x Lennox Elite 3-ton HVAC systems (AC units and furnaces), both with UV air sanitation system, and replaced whole home ductwork (approx \$26k) – last serviced May 2023 including both UV bulbs replaced

March 2022 – 24kW Generac whole home generator, with whole home surge protector (approx \$15k) – last serviced March 2023, monitored by Generator Supercenter

August 2022 – Sentricon termite system (approx \$1k), serviced with ABC Pest Pool & Lawn

March 2023 – serviced entire sprinkler system, replaced heads (approx \$1k)

June/July 2023 – kitchen and laundry new floor (LVP, approx \$5k), primary bedroom new paint/carpet/ceiling fan (approx \$1k), entry grout refinished, front door refinished (approx. \$1k), landscaping and tree trimming (approx \$2k), power washing (approx \$1k), upstairs and downstairs carpet and entry professionally cleaned (approx \$1k)

September 2023 – new paint downstairs and upstairs hallway (approx \$5k)

Other information

September 2022 – Atlas and Olshan foundation inspections, no issues found, house level within 1 inch

Included with house – main refrigerator, Mighty Mule automatic gate opener with solar panel and 2 remotes (approx \$500), still unopened in boxes

Master bath renovated in 2015

Never flooded