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19311 Sanctuary Place Drive Upgrades/ Updates

- 2023 Wood fence partially replaced
- 2023 Installed auto-filler for pool
- 2023 Installed custom Larson patio storm door + doggie door
- 2023 Installed new sunscreen over patio outdoor kitchen - Lone Star Service, \$3,200
- 2023 Installed front-porch railings w/two gates (matches railing on balcony)
- 2021 – 2023 Installed several security lights/cameras, (ADT and Eufy, all digital)
- 2022 Built pool and spa \$96,000
- 2022 Built Carvestone patio, pool deck and sidewalk \$13,000
- 2022 Installed landscape up-lighting and path lighting in front and back yards
- 2022 Upgraded sprinkler system following pool/decking installation
- 2022 Total backyard landscape redo after pool installation
- 2022 Epoxy floor installed in garage
- 2022 Installed motorized shades in Living Room - 3 Day Blinds
- 2021-2022 New luxury vinyl plank flooring in Primary Bedroom, closet, Living Room entry hallway, dining room and study
- 2022 Painted kitchen cabinets white and added designer hardware
- 2022 Upgraded light fixtures in breakfast area and dining room
- 2022 Individual bedrooms and Living Room ceiling painted
- 2022 Installed “mood” lighting in kitchen, controlled via Philips Hue app
- 2022 Cleaned and sealed all grout in downstairs kitchen/breakfast/laundry room/bathroom floors and master bathroom shower
- 2021 Upgraded security system (ADT is service). Added glass-break alarm and installed ADT-connected doorbell.
- 2021 Installed Generac whole-home Generator \$13,000
- 2021 Upgraded builder-installed LR and primary BR ceiling fans to remote
- 2021 Upgraded builder-installed patio ceiling fan w/remote 2021
-every room in house except kitchen and dining room has a ceiling fan
- 2019 Replaced/upgraded both builder-installed HVAC systems 2019; upstairs has at-unit filter only
- 2018 Upgraded kitchen gas cooktop - Thermidor Masterpiece Series 5-burner w/griddle





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- 2017 Installed soft-close cabinets and drawers in laundry room, including wine rack and level one granite countertops
- 2017 Repainted balcony deck with deck paint and replaced warped/rotting surrounding boards
- 2017 Painted entire house (inside and out)
- 2016 Installed four "pressure-assist" Gerber toilets - works via air pressure, not standard tank refill
- 2015 Installed Abacus whole-house water filter/softener system
- 2015 Installed gutter covers across back of house 2015
- 2015 Upgraded outdoor kitchen gas grill to FireMagic Aurora
- 2015 Upgraded Granite on patio outdoor kitchen to Level 1 Granite
- 2014 Built raised vegetable/flower bed in south side yard
- 2013 Installed Fireplace Gas Logs
- 2013 Upgraded builder-installed dishwasher to Kenmore Elite Ultraclean dishwasher
- 2013 Koi pond built - recent UV filter w/warranty, plus replaced skimmer

Additional Updates/ Upgrades

- Replaced two garage door openers
- Upgrade builder-installed kitchen sink faucet to Delta Highrise pull-down
- Installed Frontgate water retractable hose reels in back and front yards (\$600 including labor)
- Installed dedicated/upgraded outlet for treadmill in game room upstairs
- Installed upgraded shower head in master bathroom
- Installed pull-out drawers for pots/pan/small appliances in four cabinets; upgraded builder-installed pull-out drawers in fifth cabinet

Information above is provided by client and is deemed reliable but not guaranteed. For further information please contact Agent.

