

7110 Greatwood Glen Court - Improvements & Features

Improvements *(Over \$40,000 to Date)*

- **2021 Roof** - was replaced 07/19/21 by Ameristar Roofing. Has a 5 year labor warranty and lifetime manufacturer warranty. **Cost \$18,129**
- **2021 Downstairs AC** - interior cleaned, exterior replaced.
- **2018 Upstairs AC** – Replaced evaporator coil and furnace.
- **Foundation With Lifetime Warranty** - No cost to transfer warranty. Seller must call and set up the transfer. *Cannot be 90 days past closing.*
- **2023** Replaced Pool Equipment – Filter and Pump
- Frigidaire – Stainless Steel Double Oven
- Frigidaire – Stainless Steel Electric CookTop
- GE – Stainless Steel Dishwasher and Microwave
- **2023** – Fence Replaced. **Cost \$2,500**
- New Blinds for Most Windows **\$1,000**
- Replaced Rear Door **\$500**
- Interior Paint **\$1,500**
- Exterior Paint touched up
- Bathrooms – New Toilets **2018**, new downstairs faucets and fixtures **2023**
- **2023** Fireplace mantle painted.
- **2023** New Floors – Added to Stairs and Two Bedrooms

Features

- 5 bedrooms and 4 full baths
- Primary bath – Dual Vanities, Separate Shower, Tub, and Separate Toilet
- Oversize Garage - Includes workshop area and extra height. Garage attic includes a let down ladder and flooring. Dedicated circuit for generator during extended power outage. (Can be used as a 40 amp 240 outlet). Cord for generator included. Generator not included.
- 2-40 gallon water heaters
- Double Pane Insulated Windows
- Sprinkler System
- Gutters
- Built-In Cabinets and Shelving Throughout – Guest Rooms, Primary Closet, and Laundry Room
- Per Seller: Home was built on some of the highest ground in Greatwood. Never has come close to being flooded.
- Top Rated Schools & Safe walk to Dickinson Elementary School. No roads to cross.