



List of upgrades per Seller

8718 Cedardale

- Well appointed kitchen with Knotty Alder Bentwood cabinets. Upgraded Kitchenaid appliances: Counter depth refrigerator/freezer, Double ovens, warming drawer, 5-burner cooktop, pot filler, Scotsman ice maker, dishwasher
- Central Vacuum with new Powerhead, includes 5 Kick Vac Pans (1 in each bathroom & kitchen)
- Water Softener with R O water filtration at kitchen sink
- All doors are stained Knotty Alder wood on lower level
- Large family room with gas fireplace and surround sound AV
- Large Primary shower and dressing area
- Primary suite has marble countertops, jetted tub and tall walk-in closet.
- 2nd Primary (Guest suite) downstairs with large dressing areas, jetted tub and shower.
- 3 car garage with private entrance to Guest suite
- Two large bedrooms upstairs with en suite baths and walk-in closets
- Two study/desk areas on 1st floor
- Cedar closet on 1st floor
- Outdoor Kitchen/Living area has cypress ceiling and outdoor patio tile (installed 2023)
- Outdoor kitchen with built-in grill and power burner. Space for large dining table on upper patio and small table on lower patio.
- Butlers Pantry off of Kitchen
- All solid wood & tiled floors on 1st floor and 2nd story landing. Carpet in both bedrooms & Media room upstairs
- Ceiling fans in all Bedrooms, Study and Family Room with 2 in Outdoor Kitchen and Living areas
- Media/Exercise room
- Lots of storage with two large walk-in storage areas upstairs
- Cat 5 wiring
- Sound system throughout the downstairs and Outdoor Kitchen/Dining. Media room & Study are prepped for speakers.
- New roof (2023)
- Open cell foam insulation (2021) in roof deck
- 32KW liquid cooled generator - installed 2022
- 3 HVAC units 16 seer (Warranties until 2026, 2027 and 2029)
- Cellular Security system
- Inspected & Verified no Chinese drywall was used in this home
- Pier & Beam Foundation (64 bell bottom piers).
- Whole house fire sprinkler system
- Full home surge protector