

## 171 Sweetleaf Grove Lane Amenities and Upgrades List



- \* New HVAC Aug 2023 with UV system installed
- \* Full home electrical surge protection
- \* Wireless sprinkler control system
- \* Garage converted Studio w/ window mounted AC
- \* Nest thermostat
- \* Large floored attic area w/lighting
- \* Leaf-Guard gutters
- \* Large utility w/sink, washer/dryer hookup (fridge-freezer negotiable with right offer)
- \* Newly carpeted throughout in 2021
- \* New blinds installed in 2021
- \* New lighting installed in 2021 with dimmer controls throughout
- \* New ceiling fans installed in 2022 and 2023
- \* Landscaped patio w/circular seat & perimeter pathways;
- \* Fountain feature
- \* Roof HDTV antenna; (connected to rooms)
- \* Bistro lights in yard
- \* Outdoor lights on back and both sides of house
- \* Driveway solar/motion detector flood light
- \* Dusk-Dawn front light
- \* Framework for swing-set in yard
- \* Two small storage sheds (yard)
- \* Wall mounted TV (negotiable)
- \* Garage auto-door system x2 replaced 2019
- \* Garage door roller blind-shade
- \* Garage shelving & hook storage system (negotiable with right offer)
- \* Back door screen
- \* Kitchen sink cold water inline filter
- \* Two access gates to yard