



Home Features and Updates

18019 Yellowstone Trail

- ¼ Brick wall Front Porch
- Roof Replaced August 2020
- Hard wired landscape lighting in the front
- 6" Gutters
- Air Conditioner installed September 2023
- Air Ducts cleaned/Dryer Vent Cleaned UV Lights July 2023
- HVAC serviced Semiannually
- Flood Lights Rear
- Sprinklers front and back yard
- Garage Door No Elect Opening
- Saltwater Pool 11x32
- Solar Pool Cover
- 10 Each Water Tubes for Pool Cover
- Two New Pool Pumps 2018 & 2022
- Cool Deck Patio
- Screened Back Patio
- Added side Walkway
- 9 New windows and Back Door Installed 2023
- Plantation Shutters front & back in den & breakfast
- 2" Blinds on all other windows except kitchen window
- Solar screen kitchen Window
- Luxury Vinyl Planking Den, Dining and office
- Tile on Point in foyer and kitchen.
- Upgraded Cabinets in Kitchen
- Silestone Counter Tops
- Gas Cooktop and Electric Oven
- Microwave replaced July 2023
- Upgraded Ceiling Fans Office, Den, Primary Bed and Bath
- Surround Sound

- Chair Rails in Dining, Double Crown in Den, Dining, Office & Primary
- Utility Sink Laundry Room
- Upgraded Shower Primary Bath
- Quarterly Pest and Termite Service

Non-Realty Items to Remain with Home

- Backyard- glider, 2 patio chairs and Firepit
- Pot rack in Kitchen
- Refrigerator
- TV mounted in Primary Bath

Seller does not warrant or guarantee the condition or future performance of the personal property conveyed