



## **1407 Lamonte: Property Improvements & Features**

### **Exterior:**

- Freshly painted exterior including patio ceiling, front & back doors, & garage door
- Upgraded ceiling fans and TV for outdoor patio entertainment
- Enhanced front entry with a new overhead chandelier light fixture
- Replaced security camera

### **Roof:**

- Replaced all vent boots on the roof as per 2022 inspection

### **Interior:**

- Painted all interior walls with latex paint - satin finish for easy maintenance
- Painted white kitchen cabinets (oil based)
- Added LED undercabinet lighting in kitchen, butler's pantry, and wine room
- New custom cushion on window seat in upstairs bonus room
- Freshly painted built-in shelves in office
- Added curtains in living room and dining room (included in sale)

### **Electrical:**

- Installed a 24KW Generac whole-home generator with a 10-year warranty, generator can power the whole house (including A/C) and pool pumps
- Improved safety with added GFCI outlets in primary bathroom and garage
- Added an electrical outlet on patio for smoker
- Upgraded lighting with LED fixture in primary closet



### **Plumbing:**

- Installed a water filtration system to remove hardness and impurities. Water PH is neutral. Only need to change the filter 2x year
- Replaced kitchen and bathroom faucets, towel, and toilet paper holders
- Replaced all under sink shut off valves that were not operable
- Upgraded primary bathtub sprayer

### **Garage:**

- Added overhead storage in garage
- Enhanced garage door system with heavy-duty opener and Wi-Fi connectivity to open with app
- Upgraded garage door spring system with heavy duty springs for added support

### **AC/Heating:**

- Replaced AC unit inside and outside that serves upstairs with a higher efficiency unit with a 10+ year warranty
- Added AC pan overflow shutoff devices and drain line clean-out ports for easy maintenance
- Installed Wi-Fi smart Honeywell thermostats

### **Yard:**

- Upgraded sprinkler system with improved coverage and functionality
- Added solar lighting in the backyard on walls and in front and back flower beds

### **Pool:**

- Replaced pool booster pump
- Replaced pool vacuum sweeper with high quality unit



***Included in Sale:***

- Samsung SuperSpeed Steam washer and dryer with pedestals
- TVs in primary bedroom, guest bedroom, and outdoor patio
- Outdoor patio furniture including table and rocking/swivel chairs with cushions
- Pool umbrella (small umbrella that's located in accessory box)
- Pool chairs and accessory boxes
- Carpet in primary closet