

7918 Breda Dr.

Featured Highlights & Upgrades

- Installed **30-year roof** w/ soffits & gutters in 2010, ½ of roof was replaced 2021
- Replaced all 12 windows w/PELLA double-pane eco-efficient windows (2008/2010)
- Solar panels (**PAID OFF!**) supply about half of the home's energy needs
- Outside AC condenser was replaced with a Carrier unit (2022)
- On-demand Rinnai Tankless Water Heater and relocated into the attic
- Furnace & all ducting replaced (2010)
- Replaced electrical panel, all in-house electrical wiring, outlets & switches (2010)
- Built-in GE Microwave/Convection Oven (2022)
- Kitchen: Granite countertops (2010)
- Large 82"x 48" island with electricity to island & counter seating
- Custom made-on-site maple cabinets in the kitchen (LOTS of storage)
- Hands-free kitchen faucet with motion sensor (with battery pack)
- Baths: Custom made-on-site maple 36" high cabinets & head knockers
- Marble countertops in bathrooms + water-efficient tall toilets (2010)
- Replaced insulation downstairs, upstairs, in attic & all external walls (2010)
- LeafFilters on gutters {Transferable warranty available} (2020)

Other noteworthy improvements:

- Garage: Finished out, insulated garage doors, epoxy floors, garage door keypads
- Engineered Oak plank flooring in the front living room and dining room
- Travertine floors in the kitchen, family room & half bath
- Security system
- Digital temperature control (can adjust remotely via App)
- Upgraded 6-panel doors throughout
- Upgraded lighting with LED
- Yard: New gate + new fence on 2 sides + custom shed
- 14' X 12' concrete patio with Aluminum patio cover
- Hardie Plank & Brick exterior
- Oak tread staircase
- Extended (wide) driveway / Wrap-around sidewalk to backyard
- All interior walls painted - Sept. 2023