

Over \$463,000 in Upgrades & Improvements

2015

\$11,000 * 4 ½" Plantation Shutters installed throughout the home.

2016

\$60,000 Guest Suite down: Walk-in shower w/ frameless sliding doors, new plumbing fixtures, oversized porcelain tiles & additional lighting. Accessibility upgrades include 3' wide door, handhold grab bars secured to extra bracing in shower walls.
Master Bedroom Sitting Area: Custom Built-in bookcases/cabinets.
Kitchen: Elec & lighting additions (over/under cabinet LED lighting, over sink, bar counter, breakfast area).
Upstairs: Private Bedroom Suite/Game room w/ oversized pocket door.
*Private ½ bath enlarged to custom full bathroom with walk-in shower w/ frameless sliding doors, new plumbing fixtures, oversized porcelain tiles & additional lighting & custom vanity. Custom walk-in closet with built-in storage shelves & cubbies.
Foyer & Formal Dining Area: Cove lighting upgraded to LED rope lighting.

\$10,000 Living Room: Surround sound system installed.

\$2,500 * All ceiling recessed lights replaced with LED.

\$6,500 * Culligan whole-house water filtration and softening system.

2021

\$3,400 Kitchen: Bosch Refrigerator.

\$9,450 Attic: Upgraded water heaters with water leak detection devices. Additional plumbing insulation throughout attic.

\$3,800 Attic: New compressors for both A/C units & outdoor drain clean-out extension installed.

\$4000 Outdoors: Drip irrigation upgrade and drainage to all front plant beds.

2022

\$21,000 * Windsor custom premium sliding doors from Dining & Master Bedroom-Sitting area to outdoor patio area.

\$13,000 * Generac 24 kwh whole-house standby generator.

\$48,000 Interior Flooring: European white oak 7.5" wide plank, w/ uv-cured high performance finish throughout downstairs, 1/2 bathroom & closets.

\$5,000 Garage: Upgrade garage door openers motors to smart/quiet system; Premium garage racks for storage

\$18,000 Backyard left side: Retaining wall w/drainage & footer for open french drain system discharging to street.
Backyard left side: Pool deck drain & pool overflow drain system connected to upgraded 6" pvc pipe drain discharging to street.

\$4900 Back/Frontyard drainage right side: 4" pvc pipe drains & (4) catch basin system discharging to street.

2023

\$200,000 Custom Designed Pool (20,000 gallons) w/ (2) sun decks & double entry, sheer decent water features, upgraded waterline tiles, gas heater & UltraPure uv ozone water cleaner. Jandy premium pump system.
*Infinity spill over Spa on all sides w/ upgraded mosaic glass tiles.
*Pool includes upgrade of Speck Pumps BaDu 3 swimjet system.
*Maytronics Dolphin M600 Robotic wifi pool cleaner w/rolling caddy.
Back patio: Covered patio expansion w/tongue & groove planked ceiling including replacement of existing patio ceiling to match patio expansion. Additional patio ceiling recessed led lighting, smart fans & ceiling elec. outlets.
*Premium outdoor kitchen stainless steel appliances, drawers & cabinets, upgraded granite countertops.

\$12,000 Frontyard: Rachio irrigation 8-zone controller upgrade. 4 Mini drip manifold devices around front porch for pots.
Backyard: Custom designed irrigation system added with separate Rachio irrigation 16-zone controller. 9 Mini drip manifolds devices for pots near pool deck. Drip irrigation in all hard-scaped planting areas next to fence.

\$5,000 *Front left & right street facing side fence & gates replaced.

\$5,000 *Upgrade to oversize gutters and downspouts.

\$13,000 Backyard: Edge to edge yard grading w/ premium topsoil & Raleigh St Augustine sod installation.

\$8,000 Backyard: Hard landscape & tree installations.

Smart Home Features

iAqualink Smart Pool Controller

Smart Pump BaDu Connect Swim Jet Controller

Home Connect Generac Mobil Link Dashboard

Bosch Refrigerator

MyQ Garage Door Controller

Rachio Smart Irrigation Controller

Carro Home Outdoor Patio Fans Controller