

## **20306 Falling Harbor - Northlake at Gleannloch Farms**

New generator installed August 2023

No carpet in house all tile floors/ all porcelain tile thru out house

Pool & Spa built & installed by Regal Pools 2016. Jandy equipment – Jandy app/ or remote to change lights/turn on pool equipment or spa.

Security cameras installed 2020 (3 outside 1 inside)

Faucets replaced with Price Pfister brushed bronze thru out house 2016

Wood Shutters whole house 2022

130 additional soft close cabinets installed throughout house 2017

House prewired for Christmas light plugs each corner of house

All hardy palm trees/holly trees installed (will not die during freeze).

All TVs are mounted throughout house

Under eve LED lighting front and back

LED landscaping lights wired front and back yards (32 total)

### Dining Room

Light fixture replaced

Custom birch wood wainscoting with armchair rail

### Entryway

Light fixture replaced

armchair rail

Custom birch wood wainscoting

### Entry Bath

Custom cabinet above toilet

Custom cabinet with sink and faucet

Custom birch wood wainscoting with armchair rail and tile backsplash

### Office/Study

Custom birch wood wainscoting with armchair rail

Custom built-in cabinets & drawers.

Quartz countertop/desktop

Pull handles on cabinets & drawers

### Kitchen

Subway tile above cabinets

Armchair rail in pantry hall

Pull handles on cabinets & drawers

Pendant lights

Limestone installed on front of kitchen island w/korbels

### Sitting Area by kitchen

Subway tile above cabinets

Custom built-in cabinets & drawers

Custom birch wood wainscoting

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Quartz countertop  
Pull handles on cabinets & drawers  
Light fixture

### Living room

Custom birch wood ceiling beams  
Stone fireplace floor to ceiling  
Custom built in entertainment center w/adjustable shelves  
New double French doors w/blinds inside glass going to patio

### Master Bath

Custom cabinet above toilet  
Custom birch wood wainscoting with armchair rail and tile backsplash  
Tile to ceiling in shower  
Tile backsplash above tub

### Master Closet

Fully built-out with adjustable shelves and 2 built in drawers

### Mother in law suite

Glass shower installed  
Tile to ceiling in shower/bath  
Faucet replaced

### Gameroom/Media room

Custom birch wood ceiling beams  
Custom built-in cabinets & drawers.  
Quartz countertops  
Pull handles on cabinets & drawers  
Light fixtures and fans installed  
Sink and refrigerator in bar

### Bath

Custom birch wood wainscoting with armchair rail and tile backsplash  
Custom cabinet above toilet  
Custom cabinet with sink and faucet

### Back Yard

Patio extended 800sq ft 2016  
Pool & Spa 2016  
Outdoor kitchen – grill, granite countertops and faucet 2016  
Fire pit and sitting area 2016  
Storage shed on concrete slab 2016  
All hardy palm trees and holly trees, cypress, roses, banana and elephant ears 2022

### Front Yard

HOA approved- driveway stone widening -2021  
Replaced wood in driveway joints with driveway caulk

### Attic

Built out for extra storage space with led lights

### Garage

Built in cabinets with quartz and above garage ceiling storage

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