

# **104 S TIMBER TOP DR - IMPROVEMENTS SINCE PURCHASE**

## **First Floor**

### **Game Room**

New ceiling fan with light  
New sliding door  
New exterior door to side yard with built-in mini blinds  
A new cover was installed above the side door with shingles to protect the door.  
New Kwikset door hardware  
Replaced old R-22 AC with new AC for Game Room  
New cabinet with under-counter doors  
New 24" under-counter refrigerator & tile backsplash.  
New LED lighting  
New cove strip LED lighting  
New electrical switches, outlets, and offer plates.  
New wide plank vinyl floors  
New baseboards  
New paint

### **Bedroom 4 (poolside)**

New vinyl floor  
New sliding door with built-in mini blinds  
New closet doors with mirrors  
New baseboards  
New paint  
New ceiling fan with light  
New LED lights  
New switches, outlets, and cover plates  
New smoke detector

### **Jack-N-Jill bathroom**

New paint  
New tile around the bathtub  
New bathtub shower head & faucet  
New toilet  
New exhaust fan with LED light  
New light above the tub  
New vinyl floor  
New light switch covers and plates  
New sink faucets

### **Bedroom 3 next to JackN-Jill**

New vinyl floors  
New baseboard  
New paint  
New ceiling fan with light  
New light switch covers, outlets, and cover plates  
New smoke detector

### **Bedroom 2 – Guest Room with ensuite bathroom**

New vinyl floors  
New baseboards  
New paint  
New ceiling fan with light  
New smoke detector  
New light switch covers, outlets, and cover plates  
New window shades

## **Bathroom 2**

Removed the tub and replaced with a walk-in shower and caddy  
New shower fixtures with handheld wand  
New toilet  
New exhaust fan  
New baseboards  
New paint  
New mirror with LED sconce light  
New electrical switches, outlet cover, and cover plates  
Widened the doorway to make it handicap-accessible and installed a wider door.

## **Utility room**

New wide-plan vinyl floor  
New paint  
New baseboards  
New door hardware to garage  
New smoke and carbon monoxide detectors  
New switches and new outlets

## **Hallway to Pool**

New paint  
New electrical switches, outlet cover, and cover plates  
New outlets  
New ceiling LED light  
New baseboards

## **Second Floor**

### **Primary Bedroom**

Four new LED lights in the ceiling  
New paint  
New electrical switches, outlet cover, and cover plates  
New ceiling fan with light  
New sliding door  
New smoke detector

### **Primary Bathroom**

New dual sinks  
New sink faucets  
New full-length mirror -mounted at 36" high  
New LED lights and switches  
New GFCI outlets and cover plates  
New paint  
New floor tile in the shower  
New exhaust fan with heater  
New toilet

### **Powder Bathroom**

New mirror  
New LED light fixture  
New paint  
New toilet, sink, and faucet.  
New exhaust fan with LED light  
New electrical switches, outlet cover, and cover plates

### **Living Room**

New LED lights  
New electrical switches, outlet cover, and cover plates  
New ceiling fan with light  
Replaced the bar refrigerator.

### **Dining Room**

New electrical switches, outlet cover, and cover plates  
New paint

### **Dining Room - Nook**

New paint  
New electrical outlet cover plates

### **Kitchen**

New drum lights above the island  
New electrical switches, outlet cover, and cover plates  
New strip lights around the bottom of the island  
New LED lights  
New paint  
New electrical switches, outlet cover, and cover plates

### **Family Room above the Game Room**

New sliding door  
New gas log fireplace  
New electrical switches, outlet cover, and cover plates  
Repainted the walls and ceiling.  
Repainted TV cabinet large which accommodates a 85" TV

### **Attic**

Installed additional insulation  
Replaced all the old AC ducts with new ones.  
New attic fan  
Replaced AC Plenum  
New LED lighting

### **Roof**

New gutter on the front of the house  
Replaced all roof jacks  
Installed leaf guards on all gutters

### **Pool Equipment**

New pump  
New spa blower  
New actuator  
New control panel for heater  
New light in pool and spa  
New EasyTouch 8 Function Control for Pool and Spa with WIFI control of the system

### **Garage**

Installed new LED lights in the ceiling.

### **Other Interior Upgrades**

New UV lights in all three plenums  
All AC registers were replaced with new registers and new return vents, and all ducts were cleaned and chemically treated by United Water Restoration.

## **Exterior of the Home**

2 new Ring cameras and a new Ring doorbell

New motion sensor LED flood lights on the side of the home

New GFCI outlets with covers

Installed two new LED sconces on both sides of the front porch

New KWIKSET exterior door locks

Installed a new keyless entry keypad on the front door.

Removed the old upper deck and installed a new upper deck overlooking the pool.

Installed new flashing and new tile for the deck.

Installed new handrails on the rear upper balcony.

Removed old siding at ground level, reinsulated the walls, installed new siding on the East and North sides of the home, and then painted the new siding.

Installed new exterior GFCI-protected outlets.

Installed a new wrought iron fence with doggie bars and two new gates.

Replaced the siding on the bay window outside the guest bedroom.

Installed new wooden fences on the north and south side yards with a new wooden side gate.

Installed (2) new French drain systems that shed water from the rear and sides of the home to the front culvert.

Installed crushed granite on the north side yard of the home.

New concrete step pads were installed in the home's front, side, and rear.

New address "104" numbers were installed on the front above the garage.