

# Upgrades and Updates for 17811 Paint Bluff Lane:

## 2024

- new primary frameless shower surround (\$1320)
- new kitchen faucet (\$219)
- new LED lighting in study, upstairs room, primary closets and garage (\$580)
- interior wall and base board paint and repainting of kitchen cabinets (\$4200)
- professional landscaping and backyard trees installed (4) (\$2240)

## 2023

- new covered pergola roofing (\$2450)
- replaced patio cool decking and re-stained concrete (\$5360)
- replaced kitchen gas cooktop (\$1850)
- HVAC capacitor

## 2022

- painted kitchen cabinets and island (\$2800)
- painted front and 2 back doors (\$360)
- new patio fans (\$480)
- 3 new coach lights (\$520)

## 2021

- all custom light fixtures in living areas and bathrooms (\$3100)
- 3 hole putting green (\$3200)
- reverse osmosis system (filter cleaned every 6 months)

## Unique features:

- Pool/hot tub and full outdoor kitchen
- Covered pergola for extended patio space and natural light
- 8 ft solid core doors on first floor and two exterior doors to patio space
- 3 bedrooms and full bathrooms downstairs
- Custom second closet in primary bedroom
- Gutters around the home and French drains along sides
- Custom window coverings throughout, no blinds

**Note: Windows and carpets have been professionally cleaned and caulking completed around home.**

## Non Realty Items that can remain with full priced offer:

- Kitchen Refrigerator
- Washer/Dryer
- Safe in secondary bedroom
- Beverage refrigerator in outdoor kitchen
- Shed
- 6 person Golf Cart for sale separately for \$10,000

\*\*\*list and prices per seller\*\*\*