



4510 WESTON UPGRADES

The following is a list of upgrades and improvements seller has made to home:

DATE	UPGRADE OR IMPROVEMENT DESCRIPTION	VALUE
February 2022	Gunite Pool with PebbleTec finish: 33 ft by 12ft with bubble fountain water, in pool lighting with 14 color options Lifetime transferrable warranty with fee within 60 days	\$74,298
February 2022	Pool decking and Pool equipment: Jandy 400k btu pool heater, Jandy variable pool pump, Jandy PB4-60 pump, Polaris Quattro in-pool cleaner, iAquaLink remote operation of pool (e.g. from cell phone) of the following: heat pool remotely, turn on bubblers, run pump or cleaner, check temperature, schedule maintenance, program automatic pool operation in case of cold temperature drop. 400 sq ft spray deck and 325 sq ft spray patio decking. Pool drainage to street drainage ditch.	included
December 2021	Generator Generac Guardian 24KW with natural gas and automatic transfer switch	\$12,888
July 2023	Window pane upgrades: 7 low-E double-pane replacements for better insulation and visibility, shatterproof panes at master bathroom.	\$2,400
June 2022	Fencing and enclosed covered porch: Perimeter wood and wrought iron fencing	\$14,469
April 2022	Irrigation system	\$4,000
March 2022	Landscaping: sod replacement, several fruit trees, yew trees, red and white grape vines, holly varieties, and other plants and bushes for privacy around pool area.	\$30,000
November 2021	Hunter Douglas Blinds: Top-Down/Bottom-Up Applause Cellular Shades added to all dining room windows, family room windows and windows of the open area adjacent to kitchen.	\$4,875
September 2023	Fireplace improvements: added interior fan to improve efficiency in warming living area, re-wiring of system operation to include use of wall switch (upper right of fireplace). Fireplace is operated by remote or wall switch.	\$500



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