

3018 Riata Lane Features and Benefits

1. ROOF 5-years. Replaced May 2019 by AGS Roofing and Remodeling.
2. ELECTRICAL SERVICE- upgraded panel and box with 200-amp service and whole-house surge protector. Extra circuits in garage for power tools or future expansions. Liftmaster garage door opener installed 2021, with SmartQ controls and MyKey compatibility with Amazon secured delivery. Living room wired for Xfinity high speed internet.
3. HVAC- York 5-ton system installed 2016 . Honeywell smart thermostat controlled by <https://mytotalconnectcomfort.com>.
4. POOL- Hayward Omnilogic automation system installed 2017- features wireless operation from computer, phone, or tablet as well as automatic software upgrades. <https://www.haywardomnilogic.com>. Maytronics Dolphin robotic pool cleaner installed 2021, factory refurbished 2023. Controlled by <https://www.maytronics.com/en-us/mydolphin-plus-app.html>. Plaster resurfaced May 2022.
5. DOORS- Primo custom solid mahogany doors installed October 2021, with matching sills and jambs. Windows replaced with double-paned units prior to 2016, except large arched fixed panes.
6. WINDOW COVERINGS- custom roller shades by 3-Day Blinds installed 2016. Automatic curtain rods by Curtain Call controlled by handheld remote or gSmartLife cellphone app.
7. CENTRAL VACUUM SYSTEM- Vacuflo system installed 2019 by Airline Central Vacuum Systems. Includes hoses, attachments, and motorized floor brush. Exhausts to outdoors for 100% emission-free cleaning. Magic dustpans included in laundry and nursery.
8. LAUNDRY- custom cabinets with pull-outs for folding and recycling. Kenmore Elite (LG) large capacity washer and dryer with Twinwash pedestal washer- perfect for running pool towels and swimsuits at the same time. Installed 2016.
9. KITCHEN- cabinets refaced with solid-wood soft-close drawers. Dishwasher installed June 2024. Whirlpool double ovens, Kitchen Aid gas cooktop, and Kenmore Elite (LG) French-door refrigerator all installed 2016. Refrigerator serviced with upgraded compressor 2022.
10. PRIMARY SHOWER replaced May 2024 includes Schluter waterproofing system with lifetime warranty transferrable to buyer.
11. FLOORING- tile throughout (except guest bedroom) installed 2016.