

9310 Taidswood

Recent Updates and Features:

- **Roof:** Full Roof Replacement in 2015. Front section replaced in September 2022.
- **Plumbing:** All horizontal pipes in the attic were replaced in November 2022, with individual valves installed for each pipe for easy water shut-off. A new exterior faucet was added at the front east side of the house.
- **Water Heater:** Replaced in November 2022, includes a calcium filter to prolong its life.
- **Air Conditioner:** Replaced in 2012 with a Carrier system, featuring dampers and two thermostats for separate control of upstairs and downstairs temperatures.
- **Electrical Panel:** Replaced in 2022, includes a surge protector for major appliances and electronics.
- **Gas Lines:** Inspected and exterior line replaced in 2022. New fireplace logs professionally installed in November 2022.
- **Fence:** West side replaced in late 2020, east side replaced in 2023.
- **Landscaping:** Rock around the entire foundation replaced in 2023.
- **Floors:** High-end laminate wood floors installed downstairs and in all bedrooms upstairs in 2016. Addition $\frac{3}{4}$ inch subfloor upgrade - reducing possible squeaks and providing a quieter environment. Porcelain tile flooring added in 2016 – laid on diagonal for luxury appearance.
- **Appliances:** Dishwasher replaced in 2017, stove top in 2019. Refrigerator stays with the house.
- **Window Screens:** Note that there are no window screens.
- **Connectivity:** House is wired for fiber optics.
- **Garage:** Extensive Storage and Full-sized Workbench in Garage.