

# 7807 Watergroove Ct

## List of Upgrades

Over \$120K in upgrades include:

- New Roof June 2024
- 33,000kw generator hooked to the gas line and main power supply of the house. This commercial size generator is specially designed to be quiet and has been professionally maintained since its installation. Unlike many home generators, it has more than enough power to run both air conditioners and all appliances and electronics in the house simultaneously. No worrying about only having AC downstairs or switching between AC and the fridge. Over \$30K in value!
- Every window in the house is coated with C35 ceramic window tint from Huper Optik, premier window tinting manufacturers known for car window tints. This coating blocks all UV light protecting skin, also protecting fabric from fading. It reduces the energy bills by about 50% since it block most of the incoming heat. A typical energy bill from that house was approx \$350 during the summer. Over \$5,000 in value ten years ago, it would be worth significantly more now.
- Trane 5 ton AC units within the last few years that have more than enough power for upstairs and down. Hot water heaters installed about 5 years ago.
- Gutters with mesh covers to prevent pine needles and other debris from clogging the gutters, which was another \$2,500.
- Fresh paint inside and out with all new carpet Dec 2023.
- NewAge wall cabinets in garage worth \$4,000.