

## 1903 Wildwood Lane Updates and Exclusions

- Rare large, single story custom. Oversized golf course lot on double fairway
- Both RUDD 4-ton HVAC system replacement March 2017/ April 2020- some new duct work. Bi-annual HVAC inspections through All Cool A/C since 2016.
- New 200 AMP Exterior 40 circuit panel- 2017
- Fully enclosed sun porch with new screens/ceiling fans- 2022
- Double pane windows- 2015
- Rheem 50-gallon hot water heater- 2017
- Three Velux skylights with remote controlled shades- 2018
- Updated master bath- 2023
- High-end appliance package - Bosch: dishwasher, convection oven, microwave and flush downdraft vent. Thermador induction cooktop- 2018
- Hickory engineered wood floors- 2015
- Slate patio at front entrance- 2019
- Insulated golf cart garage, ideal for additional storage
- Mature landscaping and micro-bacterial artificial turf in backyard- 2023
- Roof- 2015
- Partial PEX plumbing.

All Outdoor pots and statuary are excluded from the sale, except:

- Large concrete frog fountain in front yard flowerbed.
- Black metal trellis in back yard on the turf.
- Three pieces of metal art on back of house by master bath window.
- The concrete statuary under the metal art on back of house.

