

# UPGRADES + FEATURES

→ 8910 Water Crest Trail

## ITEMS REFRESHED, 2022-CURRENT

- Tile with luxury vinyl wood plank downstairs except master bathroom
- Carpet upstairs
- Light fixtures in foyer and breakfast area
- Disc lights with new LED adjustable lighting temperature setting throughout the interior and exterior
- Repainted and replaced all lighting in the garage
- Light switches and receptacles throughout the house
- Ceiling fans (interior and exterior), except in the game room
- New paint throughout the entire home – walls, baseboards, and doors
- Stair banister railing and spindles replaced per code compliance and updated to iron
- All door hinges and knobs
- All windows in the home
- Dishwasher
- Vanity in half bathroom
- Vanity in upstairs bathroom
- All toilets
- Roof
- Upstairs A/C unit
- Downstairs furnace
- Both water heaters
- All plumbing with PEX piping throughout the house
- All front yard landscaping
- Rain bird sprinkler system control panel
- Mop sink in garage
- Tile on deck extending from game room
- Pool features replaced:
  - Pool pump
  - Waterfall pump
  - Control panel and board
  - Pool lights
  - All jets
  - Waterfall tiles
  - Entire pool decalcified
  - Replaced lights and rewired path lighting

## NEW FEATURES ADDED, 2022-CURRENT

- Installed speakers in the family room for surround sound
- New landscape uplighting flower bed along front of the home
- Extended the driveway
- Expanded sprinkler system to 14 zones from 9 to ensure adequate coverage
- Pool/Backyard features added:
  - Chiller installed
  - Sealed all stone outside

**TOTAL INVESTED IN RENOVATIONS: \$225,000**



**THE FRANKLIN TEAM**  
Brokered by eXp Realty