

## 1618 Cambridge Oaks Circle

### Updates Per Seller:

- Replaced carpet with wood floors in office, both formals and primary bedroom.
- Refinished and re-stained wood floors from the family room through the kitchen.
- Replaced both water heaters.
- Replaced all 3 air conditioning units and with high efficiency Carrier models, replaced all 3 furnaces with Carrier models.
- Repainted the house.
- Installed wood plantation shutters in all rooms except on the bay windows and the French doors by the family room.
- Installed wired surround sound systems in the media/bonus room and finished with soundproof walls.
- Installed recessed lighting in the study.
- Configured built-in audio system to most rooms in the home and outside (AV equipment – amplifier, Marantz CD player and Marantz Receiver – all will stay with home). Installed A/V cabling to bi-amp tower speakers in the Family Room.
- Installed French drains along the front of the home.
- Added drains in the front yard.
- Configured built-in audio system in the formal living for SACD audio playback. SACD CD player and receiver will stay with the home.
- Expanded irrigation controller, installed additional irrigation zones and sprinklers – shaded and sunlit zones in the front yard, dedicated pop-up zone for the orchard, drip irrigation around the deck.
- Installed pavers, outdoor kitchen, firepit, French drains under deck, fountain, sump pump, lamp posts, deck lighting, drains and electrical outlets throughout back yard.
- Installed low voltage uplighting, downlighting in the back yard and uplighting in front yard.
- Remodeled 2 downstairs powder rooms.
- Replaced non-functional lighting system on bookcase (formal living room).
- Remodeled all upstairs bathrooms.
- Partial remodel of master bathroom suite.
- Installed epoxy coating on garage floor, gladiator shelving on garage walls.
- Installed overhead shelves in the garage.
- Added storage nook to garage.
- Refinished chimney in hardie plank (had been stucco).
- Added an additional electrical circuit to run the sump pump.
- Installed steel beam under media / bonus room.

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### Updates Per Seller continued:

- Replaced fence.
- Reinforced one attic floor and installed a finished floor.
- Replaced both garage entry doors with steel doors.
- Replaced exterior French doors from primary suite.
- Resurfaced pool.
- Installed water softener.
- Replaced all ceiling fans.
- Installed fiber optic connection.
- Installed 10G ethernet cabling to media/bonus room, living room and the A/V equipment in family room.
- Upgraded alarm system and installed exterior cameras.
- Replaced microwave and double oven.
- Installed chandeliers in the foyer and formal dining room.