

## 2424 WEST RANCH FEATURES & UPDATES

- floors wood and tile
- August 2024 new tub and tiled walls in secondary bathroom
- 24kw Generac whole home generator
- Impact windows from Storm Tight Windows - limited lifetime warranty
- Hurricane shutters for front and back door and block window
- WPI8 on both windows and hurricane shutters
- Outer house repainted last year
- Top of pergola replaced and pergola re-stained last year
- 5-ton two-stage compressor replaced February this year - 10-year transferrable parts and labor warranty.

Two HVAC units. The smaller one is for the master bedroom and study while the 5-ton is for the balance of the house.

Koi pond in backyard

Stainless appliances

Refrigerator in house stays

Small shed in backyard stays