

## List of Improvements and Maintenance – 13523 GRAND MASTERPIECE LANE

Hereby the list of improvements and maintenance done to the house as of today:

2019 **ROOF REPLACEMENT** the roof was replaced by previous owners.

2022 **EXTERIOR PAINTING** the property's exterior was revitalized with fresh, high-quality resistant paint. Surface preparation includes thorough cleaning, power washing and repair of surface imperfections.

2022 **KITCHEN** has undergone a comprehensive transformation with modern updates that enhance functionality and style. Updated **painting color style cabinetry, stainless sink, faucets** and **durable quartz countertops**. Modern **LIGHTING** with pendant lights above the island.

2022 Fresh **INTERIOR PAINTING** throughout the home provides a clean and contemporary look, complementing the updated design. This update integrates with the home's overall style while providing a beautiful open view to the garden and pool.

2022 **POOL updated equipment** to improve efficiency, functionality and overall maintenance.

2022 **POOL** removable **FENCE**.

2022 **GARAGE DOOR** system completely repaired.

2022 **FANS** new updated appliances in the master room, outdoor patio and playroom.

2022 **WOOD FLOORS** polished and refinished to restore their shine and protect the surface.

2023 **SPRINKER system** new sprinkler heads, system has been thoroughly inspected with necessary repairs.

2023/24 **HVAC yearly tune up** maintenance, checking and cleaning components, condensate drains.

2025 **CARPETS professionally deeply cleaned** by expert technicians.

2025 **DRIVEWAY & OUTDOOR AREA Pressure washer** has been meticulously done including a thorough cleaning of all components for keeping exterior surfaces pristine.

2025 **GUTTERS professionally cleaned** to ensure optimal performance and prevent water damage. All debris, including leaves and dirt, was carefully removed.