

# 6330 Wagner Way

## UPGRADES

1. Double Pane Windows installed in 2019 (7-year service Contract included for no fee until Nov 2026)
2. All plumbing upgraded to PEX Piping in 2021.
3. Smart Home with Alexa Ready features for
  - a. 3 A/C units
    - i. TRANE (2013 / 3-1/2 Ton) Upstairs A/C: NEST Controlled
    - ii. LENNOX (2013 / 5 Ton) Downstairs A/C: NEST Controlled
    - iii. Window Unit Garage A/C: ConnectLife controlled
  - b. RING Door Bell
  - c. Automated Doors by KEVO
    - i. Front Door
    - ii. Back Door
  - d. Keypad Garage Door
  - e. Automated Garage Doggie Door thru My PetSafe
  - f. Smart Life/Kasa/Tuya: Multiple Light switches throughout the house
4. Upgraded Ultra Violet Light for A/C units to provide air disinfection and odor control (2019)
5. Upgraded Water Softener in Laundry Room (2021)
6. Upgraded Microwave Oven from Original home (2019)
7. NEW (2025) Dishwasher in Kitchen
8. All light and ceiling fan fixtures upgraded throughout the house (2020)
9. All electrical plugs upgraded to include (2) USB-A connections
10. Master Bathroom Customed Remodeled in 2021
  - a. Customed Wet Bath separated by tempered glass
  - b. Upgraded 3 Section Shower System for Full body jets, Ceiling Shower Head and Handle. Anti-Clog
  - c. Customed tile through-out wet bath area
  - d. Towel warmer with timer
  - e. Customed dual sink vanity cabinet
  - f. Light Mirror with anti-fog features
  - g. Kohler Toilet – Elongated with Flush Valve
11. ½ Bathroom remodeled in 2021
  - a. Customed Floor Tile
  - b. Customed Vanity cabinet
  - c. Kohler Toilet – Elongated with Flush Valve
12. Upstairs Bathroom remodeled in 2021

- a. Customized tile through-out shower area
  - b. All upgraded Shower Head with Handle. Anti-Clog
  - c. Kohler Toilet – Elongated with Flush Valve
13. Master Room custom Closet with 100% wood (2023). Modular Built to expand with more cabinet space areas for larger space demand.
  14. Bedroom #2 custom Closet with 100% wood (2022)
  15. Bedroom #1 custom Closet with 100% wood (2021)
  16. Upgraded 6 inch downstairs running boards.
  17. Outdoor landscaping upgraded with elevated wood decking, gravel walkways, gravel areas, fence plant pot areas and cement pads. Includes an area for a “dog run” or a vegetable garden option.
  18. Irrigation system for Front yard Flower Beds and Back yard fence area.
  19. Outdoor lighting with firepit area
  20. Custom shelving in garage area with dedicated work area under Alexa controlled A/C.

Exclusion but open to negotiate:

1. Beachcomber Hot Tub with Bluetooth in water Speakers
2. Pool Table and all accessories
3. Washer and Dryer (WIFI compatible)
4. Smart Kitchen Refrigerator