



Feature List

82 LIGHTWOOD TRACE

Kitchen

- GE Profile 30" Single Electric Wall Oven with Advantium cooking technology (2024)
- GE 30" Stainless Steel Gas Cooktop with 5 burners, including power burners (2025)
- New Leviton switches and plugs throughout with USB outlets in every room (2025)

Primary Bathroom (2025 Renovation)

- Quartz countertops
- New sinks and hardware
- Minka Aire ceiling fan
- Frameless glass shower
- Standalone soaking tub

Additional Bathrooms (2025 Renovation)

- Updated counters, sinks, mirrors, & hardware
- Modern lighting and fixtures

Technology & Smart Features

- Nest Wi-Fi thermostats (2024)
- Rachio smart sprinkler control system (2024)
- Chamberlain smart garage door opener (2024)
- Whole house surge protector
- Leviton smart switches with USB functionality (2025)

Mechanical & Major Systems

- Generac generator (2010) – annually serviced, weekly remote monitoring
- Trane XR15 air conditioner condenser (2023)
- Upstairs unit furnace – Rheem/Ruud/WeatherKing (2023)
- Downstairs furnace capacitor replaced and maintenance completed (2023)
- Water heater (2016)
- Whole house surge protection system



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Pool & Outdoor Features

- Pool resurfaced with new coping and waterfall (2006)
- Hayward salt cell (2023)
- Pentair Intelliflo3 pool pump with WiFi/Bluetooth control, GFCI upgrade, and new LED pool light (2024)
- Dawn/dusk back patio lighting (2024)
- New fencing and gate (2016)

Interior Features Throughout

- New tile and carpet flooring (2021)
- Full interior paint – walls and woodwork (2022)
- Minka Aire ceiling fans (2022 and 2024)
- New Kwikset door hardware throughout (2025)

Exterior Features

- New roof and two powered attic vents (2016)
- Gutters and downspouts (2003)
- Front porch coated with Stampede coating (2024)
- Garage floor Epoxy Polyurea coating by Garage Force with Lifetime Warranty (2025)

Routine Home Services

- Semi-annual HVAC service – Hal Watson A/C
- Annual generator maintenance – Power Solutions Specialists
- Annual termite Preventative Pest Control & Warranty – Bio-Tech Pest Control
- Weekly pool maintenance – Pinch A Penny



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