

2722 Pepper Landing Lane – Improvements (Per Seller)

2018 –

- Interior Paint (2 coats) - Walls, ceiling, baseboards
- Outdoor Paint (2 coats) - Trim, facias, shutters, and garage door
- New engineered wood floors in bedrooms and closets
- New rain gutters - full house
- Salt water pool - 48 ft. overall - 7 ft. tanning deck, 41 ft. swim area. 3.5 to 4.5 ft. depth
- Gas pool heater
- Automatic pool cleaner / skimmer and vacuum robot
- Full patio decking, Cool Coat surfaces for traction and heat removal
- Pergola shade 8 ft. x 15 ft. - 120 square feet
- Extensive landscaping - tropical backyard
- Retaining wall with french drain
- Professional landscape lighting in both front and back yards with automatic timer
- Full back yard drainage system
 - Three 4" drains to street
 - 15 deck and garden drains
 - Rear rain gutters tied to same drain system

2019

- New kitchen and garage refrigerators with transferrable service / warranty plan until 2028
- Added full back patio UV roller shades – Coolaroo

2020

- New Hot Water Heater
- Full house emergency generator system - Includes entire home, pool, HVAC
 - Automatic transfer switch with three load shed zones
- Full house surge protection
 - Transferrable service contract

2022

- New KitchenAid dishwasher with transferrable service / warranty plan until 2027

2024

- Replaced all pool filter elements
- Replaced pool chlorine generator / flow sensor / salt sensor
- Full fence replacement
- Professional roof inspection with minor repairs
- Replaced Air Conditioner, heater, evaporator, condenser, fan and motor (High Efficiency, 15 SEER)
 - Transferrable Extended Warranties:
 - Furnace - until 5/21/2034 (10 years)
 - Heat Exchanger - until 5/21/2044 (20 years)
 - Air Conditioner - until 5/21/2034 (10 years)
 - Coil - until 5/21/2034 (10 years)