

6912 Lofty Grove Drive Seller asks that you please share the following with your Clients –

Just Some of the Many Recent – Fully Permitted – Home Improvements (totaling over \$220,000):

- Full Home Refurbish and Re-Imagining Spring 2016: Kitchen Remodel & New Appliances, Quartz Counters, Custom Soft-Close Cabinetry, Added Bonus “Playroom” Build-out, Added Pantry Off Kitchen, Full Front & Rear Landscape, Rear Retaining Wall, New Sprinkler System Throughout, New Perimeter Fencing, New Retractable Awning, New Hardwood Floors Throughout, New Carpet in Playroom, Fresh Paint Throughout, New HVAC & Furnace Relocation to Attic to Open Up Kitchen Space & Second Bonus Room, New Mirror Closets Throughout, New Energy Efficient Canned Lighting & Additional Ceiling Fans, Gutters Added & Drainage Improved, Security Screen Front Door, Bathroom Lighting & Heater Fans
- Both Bathrooms Full Tear Out & Remodel September 2020: Replaced Master Shower Stall/Framing Entirely, New Drywall & Waterproofing/Hot Mop Under Tiles - Custom-Built Glass Shower Surround, Custom-Built Cabinetry & Quartz Vanities. Subway Shower Tiles, Porcelain Hexagon Tile Floors, High End Chrome Fixtures, Over-Sized Mirrored Medicine Cabinets, New Wall Mirrors, New Comfort Height 1.28 Low-Flow Toilets with Soft Close Lids, Handheld Shower Fixture. Hall Bath Converted to Double Sink Quartz Vanity, Custom Cabinetry, Custom Seamless Glass Enclosure over Re-Glazed Tub, Subway Wall Tile, Porcelain Floor Tile. Replaced ‘Water-Supply-In’ Pipes Under Slab in Hall Bath/Toilet. All ‘Water-Out’ Drainage Lines Hydro-Jetted to Main Line Out.
- Plumbing: Main Sewer Line Replaced & Second Clean Out Installed Jan 2019
- New Water Heater 2018
- Central AC Added Spring 2018
- Electrical Panel Replaced & Upgraded to 200 Amp Service. Added Extra Outlets Throughout Home Interior & Exterior Jan 2016
- Exterior Lighting With Motion Detection
- Ring Doorbell & Multi-Camera System
- Security Alarm System With Window, Door & Motion Sensors
- New Sliding Door Screens Off Living Room Oct 2020
- Full Exterior House Paint, All Worn & Damaged Eaves and Fascia Timber Removed & Replaced. Valley Roof Drainage Improved at Front of House Including Shingle Replacement and Seal Sept 2020
- New GE Slate Dishwasher Sept 2020
- Re-Landscaped Front Yard & Replaced Sprinkler Pipes in Rear Sept 2020