**26626 Annandale**

**Seller Improvements 2020-2023**

Connected existing decks $6,900

Painted trim-top to bottom $6,800

52 Linear feet of concrete $7,600

Retaining walls $7,800

Deck $3,900

Paint and Material $1,100

Decking -New $6,900

Rails $5,773

Wood flooring in Kitchen, Bath,

Hallway and Laundry $4,146

Front yard stone work $6,000

New 23K generator $10,290

New heater $3,000

Retractable awing replacement $1,000

Entry hallway bathroom sink $350

New blind in kitchen side deck $1,000

New trees $775

Snow blowers $1,250

**General Major renovation as of 2012-2013, According to the previous owners**

• New flooring throughout

• New toilets throughout

• Entire house painted

• All light switches and receptacles replaced

• New Chimney installed with wood burning insert

• Front facing windows all wood clad

• Custom garden window

**Dining Room**

• Wood clad French door slider

**Entry**

• New front door Sep.18 ($5,400)

Powder room

• Onyx sink with granite counter top

**Exterior**

• Gutters on all but the west side of house

• Front facing of house is HardieBoard siding

• East side of garage is HardieBoard siding

**Living Room**

• New fireplace brick and wood burning insert - 2012

• Track lights May.16

**Kitchen**

• Granite countertops 2012

• Range, microwave 2012

• Oven – Jun.14

• Garbage disposal 2012

• Dishwasher – May.18

**Family Room**

• Pool table included

• Hi-top table and stools included

• Sofa included

• TV included

• Wood clad French door slider

**Master bathroom**

• New whirlpool tub, tile surround, and custom window – Jun.16

**Garage**

• New door – Dec.13

• New garage door opener – Feb.18

**Rear Deck**

• 20’ x 22’ deck built in 2013

• SunSetter awning

**Utilities**

• Tankless water heater – replaced Sep.17

• Water pressure regulator replaced – May.19

**Landscape**

• Front yard fully fenced

• Front yard automatic sprinklers

• Side yard automatic sprinklers

**Miscellaneous**

• Additional concrete parking space

• Lake Arrowhead Security System