

3 Martingale Improvements & Add'l Info

Additions: (Not Limited to the Items Below)

1. 400 Square Feet
2. Office/Playroom
3. Powder Room
4. Laundry Room w/Gas & Electric Hookups
5. Pantry
6. Walk-in Closet in Primary
7. Bedroom Closet Systems & Mirrored Doors
8. Storage Systems in 4-Car Garages
9. Landscaping w/Drip System
10. Oversized Coat Closet at Entrance

All New: (Not Limited to and Incl. Interior of Home)

11. Electrical System Supports EV
12. Plumbing
13. Sewer System w/Reconditioned Septic System *see below*
14. HVAC System
15. Tankless Water Heater
16. Water Filtration System
17. Gas Fireplace
18. Finished, Insulated Attic
19. Support Beams in Kitchen
20. Oversized Windows
 - Tempered Glass
 - Low Emission
21. Custom Made Milan Series European Kitchen Cabinets w/Laminate Construction
 - Solid Maple Shelves
22. Engineered Hardwood Floors
23. Porcelain Flooring
24. Exterior Cedar Planks & Paint

* **SEPTIC RECONDITIONING** - New Manhole Access Points, Pumped, Cleaned Tank, Installed **New Pirana Aeration System**. Air compressor pumps oxygen into the tank, bacteria is created & breaks down the debris & waste. This increases tank life.

* ***Trash Collectors WILL** come up the driveway to collect trash cans for a small fee!!!!

* So Many Offerings in This Nearly New Home!