**Capital Improvements (2018-Present)**

**1753 Addison Rd, PVE**

**2018**

* Repainted interior/ exterior
* Custom upgraded hall bathroom
* New hardwood floors installed in 2 bedrooms to match rest of house
* Refinished hardwood floors throughout
* Replaced dishwasher and garbage disposal
* New tablet docking station on wall
* New canned LED ceiling lights throughout
* New spanish style lighting fixtures (4) to match rest of house
* New window blinds, shutters and window shears
* New window screens
* Replaced sections of copper rain gutters
* Replaced front patio/ side yard gates
* Converted chlorine pool to saltwater system
* New pool booster pump and filtration system
* Exterior professionally installed LED landscape lighting
* Completed replacement of vertical sewer lines
* Upgraded electrical service to 200 Amps

**2019**

* Replaced clay tile roof ($60,000+)
* New Mitsubishi mini-split (5) zoned cooling & heating systems (4 rooms)
* Replaced backyard wooden fence
* New remote WiFi pool controller and pool heater electronics

**2020**

* Replaced water heater
* New epoxy coated garage floors

**2021**

* New patio LED lights

**2022**

* Replaced built-in paneled french door refrigerator
* Resurfaced pool — StoneScapes micro

**2023**

* New home alarm system keypads
* Installed wiring for camera surveillance system
* Repainted exterior walls
* New Ring camera systems (2019-2023)
* New custom patio sun sail shade
* Replaced horizontal water lines
* New drip irrigation lines in front planters
* New Tesla power charger in garage
* New Toto toilet/washlet in master bathroom

**Multiple years**

* New landscaping — new sod in backyard, replaced plants in front/side planters, new palm trees, new trellises, and plants (side and front yards), various other plants (2018-2024)
* New ceiling fans (2018, 2024)
* Various other capital improvements (2018-2024)