

Seller improvements

Exterior:

- Original pool and spa demolished and removed.
 - Installed new pool (36'x16') & spa (10'x6') with waterfall and jets, Zanzibar white mini pebble surface.
 - LED pool lights
 - Baja reef tanning shelf with umbrella holders
 - Installed concrete slab decking around pool
 - Pentair® pool equipment with variable speed pump, and heater
- Gas fire pit plumbed with natural gas line
- Installed bocci court
- Gas bib for barbeque
- Replaced rear fence
- Exterior electric and gas lines replaced related to pool
- Volt® bronze low-voltage LED lights and transformers for landscape lighting
- Replaced patio lights
- Installed gutters

Interior:

- Installed large format porcelain tile and new baseboards
- Upgraded two bathrooms with new tile showers, glass shower doors, shower heads, faucets, light fixtures, and added window shade in one bathroom.
- Replaced one A/C condenser with American Standard Platinum
- Replaced one furnace/air handler
- Replaced 40-gallon hot water heater
- 3 new skylights, kitchen, lounge/bar, game room
- Installed solar attic fan in garage with remote
- Installed Mitsubishi® split A/C and heating unit in game room with remote
- Installed glass breakfast bar
- Three Samsung® TV's with wall mounts, 2 with cable box mounts.
 - 85" side lit TV in primary bedroom
 - 65" in lounge/bar
 - 43" in kitchen
- Installed whole house electrical surge protector inside main electrical panel
- Installed black out blinds on exterior of primary bedroom