

45864 Shadow Mountain Dr

- Pool was completely refurbished with new Granite and Pebble Tech finish, plus all new pipework and equipment, in 2011
- Concrete paths and pool deck were removed, and Stamped concrete paths around house and pool deck were installed with a minimum width of 4 feet in 2011
- Kitchen was demolished to dirt level and rebuilt with IKEA cabinets (25 year guarantee) in 2013 including new lighting and updating all electrics. There is a powder room adjacent. The floor was retiled with the adjacent room and the second bathroom
- The main fireplace was refurbed with new tile 2013
- There is an external fireplace adjacent to the pool
- 45 solar panels were installed in 2013. Electricity cost does not exceed \$5 a month. The purchase was made by paying the lease costs up front in one payment. The lease runs for 14 more years, at which stage the panels are owned outright. The leaseholders will guarantee and maintain the system to the end of the lease. The homeowner can market the house without reference to the leaseholder
- All windows and sliding doors have been replaced with Milgard doubled glazed and energy efficient units
- Circular driveway has been replaced in areas to lower profile and avoid damage to underside of vehicles

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- Main Bedroom was upgraded with tile, red cedar ceiling, and new windows
- Main Bathroom was demolished to dirt level and rebuilt with custom made cabinets and mirrors. New tiled walls and floor. 2009
- Closet has been refurbished with IKEA cabinets and access to the den
- Den/4th bedroom/pool lounge. Originally an outside patio made into an enclosed room and now refurbed. Room is part of a suite of rooms that complete the main bedroom as a totally private suite
- 2nd and 3rd bedrooms, with a bathroom in between, are on the opposite side of the house to the main bedroom and have been carpeted in 2018
- Roof is of composite construction and has been sealed 2016
- Air conditioning/heating units were replaced in 2010 with Lennox 4 ton and 3 ton appliances
- New lighting and watering system to the garden 2019. There are 4 fruit trees, and 3 Large palm trees.
- Painting of the inside of the house in 2018