

City Permitted complete remodel in 2020 over \$300,000 in improvements

Throughout Home:

Ceiling/Walls: Completely repainted in 2020 in neutral color.

Flooring: LVP throughout, except main and second bathrooms that are tile.

New Baseboards

Electrical: All outlets and light switches replaced, including GFCIs.

Recessed Lighting: All rooms on dimmer switches.

Plumbing:

Recirculating hot water throughout with a timer on pump.

Family size tankless water heater.

Doors: All new solid core doors jambs and hardware.

HVAC: All new in 2023. All ducts are replaced and configured in 2020. Extra Large filter.

Cabling: All cables were replaced in 2020 with Coax and Cat 6.

Windows: Existing newer dual pane windows and sliders.

Closets: Adjustable wire shelving in all closets.

Stairs: Custom Linen/storage under stairs. Custom Stainless Railings.

Entry: New Front Door, Schlage digital smart lock. Ring Video doorbell.

Kitchen: All new cabinets, wood pullout drawers, soft close hinges. Spice pulled out across from range. LG dual fuel double electric Oven/Gas Range. Zephyr 600 CFM Range Hood. 1200W Panasonic Microwave. Bosch Dish-Washer. LG counter-dept refrigerator, New in 2023. **REFRIGERATOR IS NOT INCLUDED BUT MAY BE PURCHASED SEPARATELY.**

Wine/Beverage refrigerator

Family Room: LED Fireplace Insert. The original gas fireplace is still intact.

It can be easily converted back.

Primary Bedroom: Custom shutters on window and slider.

Primary Bathroom: Toto Drake Tornado Toilet. Outlet for washlet. **WASHLET**

IS NOT INCLUDED, BUT MAY BE PURCHASED SEPARATELY. Dual LED Mirrors

with adjustable color temperatures. Electrical Outlets (in wall behind

drawers) on both left and right sides. Make-up Mirror. Panasonic Exhaust

Fan Heater in toilet/shower area. Walk-in Shower (no curb). Frosted glass

Coated to protect against water spots. No more squeegee!

Second Bedroom: Mirrored Closet Doors. Extra deep additional closet for Storage.

Second Bathroom: LED Mirror with adjustable color temperatures. Toko

Drake Tornado Toilet. Outlet for washlet. **WASHLET IS NOT INCLUDED BUT MAY BE PURCHASED SEPARATELY**.

Upstairs Den/Office: Ceiling Fan with remote. View from windows and overlooks Community Tennis Court. Mirrored Closet Doors. Full Bathroom with tub/shower.

Laundry-Room: Deep Sink and Cabinets added. This Room automatically lights when entering.

Front-Rear Patios: Pavers throughout. Drip system with timers. Extra Electrical outlets in rear patio. Ring Video Floodlight in rear patio. Amazing view from the rear patio during July 4th Fireworks!

Attic: New Insulation.

Garage: New garage door opener with battery backup in 2024. **A REFRIGERATOR IN GARAGE IS NOT INCLUDED, BUT MAY BE PURCHASED**.

Garage lights automatically turn on when entering from Laundry Room. Fire-rated door between laundry room and garage.

PS: SOME FURNITURE AVAILABLE FOR SALE