

**3076 N Farrell Drive
Updates & Upgrades**

New kitchen and appliances 2017/2018.
New vanity and toilet in Powder room 2017.
Baseboard fitted in every room 2017.
Remodeled guest bathroom 2017 - bath, shower, vanity, hardware, lights and tiled floor.
Replacement windows and sliders 2018.
Back garden landscaped, concrete pads added, artificial grass, etc. 2019.
Exterior of house painted 2018/2019.
Interior painted during our ownership.
All ceiling fans replaced except dining room area.
All floor coverings replaced - carpet, tile and wooden flooring.
New side door in mudroom 2022.
En-suite primary bathroom completely remodeled Oct 2022.
New water heater Nov 2022.
Interior canned light fittings replaced with retrofit LED ones 2022.
Pool and pool tiles acid washed Feb 2023.

Most recent improvements include -

New tiles in all living areas Oct 2023.
Barn doors added to den/3rd bedroom Oct 2023.
New quartz kitchen worktop, sink and faucet Oct 2023.
New washer and gas dryer Feb 2024.
Laundry room repainted, new flooring, utility sink and faucet Feb 2024.
Pool deck repaired and repainted March 2024.
All exterior floodlights at rear and side of property replaced with LED fittings March 2024.