

Improvements to 2643 Canyon South Drive

Updated 01072023

Interior

- New paint throughout,
- New doors and hardware
- Floors
 - All new tile and laminate flooring installed throughout entire house.
 - 4" baseboard installed
- Electrical
 - All new outlets, switches, dimmers
 - New LED can throughout
 - All new ceiling fans throughout
- Kitchen
 - Reconfigured floorplan
 - Cabinets refinished
 - New cabinetry hardware throughout
 - New custom double oven
 - New sink, faucet, and disposal
 - New granite countertops
 - New exhaust fan
 - New Island w/ New gas cooktop
 - New pendant lighting
 - New 2nd pantry
- TV Room
 - New exterior window
 - New entertainment console, wired for TV and cable, new granite top and hardware
 - New laundry closet, new washer and dryer in 2022
- Hall Bath
 - New Shower, glass, and fixtures
 - New vanity, granite, faucet, and hardware
 - New toilet
 - New mirror
 - All new fixtures
 - All new plumbing
- Office/Bedroom
 - New Murphy bed

- Great Room
 - Fireplace feature wall
- Bar
 - New bar configuration
 - New cabinetry with granite top
 - New granite shelving
 - New sink and faucet
- New Computer Workstation
- Primary Bedroom
 - New 3rd closet
 - Cubbies in 2nd closet
- Primary Bath
 - New pencil feature tile
 - New shower and glass
 - New exterior glass wall
 - All new vanity faucets, hardware, granite, sinks, mirror
 - New built-in linen closet
 - New toilet
- Guest Room and bath
 - New vanity, granite, faucet, sink, hardware
 - New toilet and shelving above
 - New tile in shower, showerhead
 - New glass door
- New water heater

Exterior

- New Solar
 - 33 327w panels for a system size 10.781 DC KW
 - Battery with charger
- Portable AC unit installed in garage
- New pool equipment
 - 260,000 BTU Jandy heater, cartridge filter, variable pump, pool and spa control system with remote WIFI controls, and pool light
 - Three-year warranty
 - 220 electric line, gas line, front panel, and decorative wall
 - New 4x9 cement pool equipment pad
- Backyard fully graded
 - Gravel areas added
 - New perimeter landscaping
 - New decorative plantings

- Trees removed
- 2300 sq ft cement w/ French drains, plumbed drainage returns
- New exterior lighting
 - Commercial grade lighting
- New irrigation system
 - Complete drip system
 - Weep holes for outdoor pots
- Exterior painted