



Improvements by Homeowner

Interior

Kitchen

- Redesigned and added cabinetry
- Replaced island pendants
- Steam oven
- Rebuilt pantry
- Instant hot water
- Reverse osmosis

Primary Bathroom

- Additional shower head
- Second water closet
- Installed two smart toilets
- Floor-to-ceiling tile
- Custom cabinetry
- Designer chandelier
- Replaced faucets

Primary Closet

- Redesigned and added shelving system
- Full size mirrors on closet door

Primary Bedroom

- Designer chandelier

Laundry Room

- Additional cabinetry/storage

Theater Room

- Large screen TV
- Surround sound

Half Bath

- Redesigned with wall tile
- Added cabinetry

Dining Room

- Converted to home gym
- Installed custom glass partitions with a half-frosted / half-clear design for privacy and natural light
- Ceiling fan

Garage

- Temperature controlled (mini-split HVAC)
- Epoxy floor
- Extensive shelving/storage system
- Additional freezers

HVAC

- Hospital-grade filtration
- UV light purification
- Surge protection
- Soft water system

Light fixtures and ceiling fans throughout

Roller shades throughout

Windows tinted for heat and sun across front and sides of home

Mirrors on all bedroom closet doors

Exterior

Whole Home Generator

- Kohler, offers a quieter experience

Back Yard

- Turf and deck
- Mosquito misting system
- New taller fence, holly trees along the fence
- Deck with pergola
- Electrical service for future hot tub, and existing cold plunge/sauna (to convey at seller option)
- "Smokeless" firepit (to convey at seller option)

Screened-in back patio

Extended gravel in front of house to enhance street and driveway parking

Landscape lighting

Critter control - sealed vents, soffits, openings

Dog run (west side of home)

Smart Home Technology

- Exterior security cameras
- Exterior lighting
- Thermostats
- Video doorbell