



## 1719 Quail Ridge - Features & Upgrades

### Major Systems & Upgrades

- 2024 – Replaced both air conditioners and furnaces with two-stage Lennox Merit 18 SEER high-efficiency systems (4 TON and 2 TON), installed by Abacus. Includes 15-year warranty on all parts and labor.
- 2024 – Installed soft start modules on both A/C compressors for improved efficiency and quieter operation (Abacus installed).
- Whole-home air filtration system integrated into HVAC.
- Nest thermostats for smart climate control.
- 2023 – New 50-amp electric panel with generator plug and fireman disconnect (Abacus installed).
- 2023 – Upgraded high-flow gas meter with ¾” quick connect for generator (Abacus installed).
- 2025 – Hot water heater professionally installed.
- 2025 – Garage door spring replaced.
- 2024 – Universal Tesla Level 2 EV charger, professionally installed (negotiable; Abacus installed).
- Water Softener

### Exterior Features

- 2023-14,000 gallon saltwater pool and spa w/heater and chiller, built by Pulliam Pools
- 2022 – High-volume rain gutters professionally installed.
- Ridge vents and additional attic vents installed in 2022 for improved attic ventilation.
- Gas hookup available for BBQ or pizza oven.
- Custom white and red Christmas lights, cut to fit the home and backyard tree (negotiable; stored with Cane Island Landscaping).
- Fence stained 2023



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### Interior Features

- 2021 – Mahogany NuCore waterproof flooring with cork backing and professional underlay installed in all bedrooms.
- Decked attic for added storage.
- Ethernet and cable wiring throughout the home.
- Alarm system with smoke detectors and window/door contacts (negotiable with takeover of Brinks contract).
- TV wall mounts included in living room and mother-in-law suite.
- Blinds and drapes throughout the home included.