

22519 Cypressgate - Upgrades

This home has been extensively renovated with thoughtful improvements across all major systems and finishes — offering both peace of mind and modern comforts.

Roof

- Full roof replacement with 30-year transferable warranty:
 - New soffit and ridge vents
 - Fascia boards
 - Framing repairs as needed

Foundation

- Foundation leveled with lifetime transferable warranty
- Root barrier installed along the front of the home

Plumbing

- 85% of sewer lines replaced
- New drain lines for all sinks and tubs
- New water main and shut-off valves installed
- New PEX plumbing throughout
- Dedicated hot/cold shutoffs
- Remaining sewer lines inspected

Electrical

- Entirely new electrical panel
- All switches and outlets replaced

HVAC

- A/C system reconditioned, cleaned, and recharged
- Ductwork fully replaced
- Drain pan drain replaced
- New vent covers throughout

Kitchen

- New flooring, paint, and lighting
- Brand new cabinets, countertops, microwave, stove, and sink
- Repaired/installed bay window
- New entry door

Living & Dining Rooms

- New floors, drywall, and paint
- New blinds and curtain rods throughout
- New back yard entry door & steel front door
- Updated lighting & all new baseboards throughout the house

Bedrooms

- **Main Bedroom**
 - New luxury vinyl plank flooring, paint, closet, and entry doors
 - New baseboards
 - New doors & hardware
- **Front Bedroom**
 - New luxury vinyl plank flooring, paint, lighting, and baseboards
 - New entry & closet doors & hardware
 - All switches & outlets updated
- **Middle Bedroom**
 - Same updates as front bedroom, with new closet installed

Bathrooms

- **Main Bathroom**
 - New tile shower
 - New toilet, countertops, faucets
 - New door & hardware, vanity lighting, fan/light, mirrors, paint, and baseboards
- **Middle Bathroom**
 - New steel tub with custom tile surround and double niches
 - New countertops, toilet, faucets, vanity lighting, mirror, fan/light
 - New tile flooring, paint, and baseboards
 - New doors & hardware

Garage

- New garage doors and WiFi-enabled garage door openers
- Drywall repairs & new paint
- New entry door
- Refurbished solid wood tool bench
- New washer/dryer connections

Exterior & Yard

- Removed 6 fallen trees/stumps
- Fence repairs
- Shed removed
- New gate installed
- New mailbox
- All brickwork repaired, replaced, and painted
- Rear siding replaced
- New exterior trim, window & door trim
- Vapor barrier and insulation added to rear
- Entire exterior repainted & recaulked
- New exterior light fixture
- Fresh landscaping in front yard along the windows

Smart Home Features

- New Ring doorbell
- New Schlage WiFi-enabled front door lock

Other Notables

- Chimney serviced
- Smoke detectors installed