

HOME UPGRADES THAT ADD VALUE

1) 2015 POOL DESIGNED AND CONSTRUCTED.

- 35X23 GUNITE, GEOMETRIC, CHLORINE POOL FINISHED WITH WET EDGE PEBBLE PLASTER WITH ATTACHED SPA AND OVERFLOW FEATURE.
- POOL EQUIPPED WITH A HEATER FOR EITHER THE POOL OR THE SPA.
- COLOR LED LIGHTS (2 LARGE LIGHTS REPLACED IN 2025, SMALL LIGHT IN POOL REPLACED IN 2022, SPA LIGHT REPLACED IN 2025).
- CONTROLLED FROM INSIDE THE HOUSE REMOTE, ALLOWING FOR SCHEDULE SETTING FOR ALL FEATURES
- NEW POOL PUMP 10/2025
- POOL CLEANED VIA ELECTRONIC WIFI CABLE CLEANER WITH A STAND.
- DECKING SURROUNDED BY TRAVERTINE TILE.

2) 2017 OUTDOOR KITCHEN PATIO

- 42X17 CONCRETE SLAB WITH 2FT ROOF OVERHANG.
- TONGUE AND GROOVE CEILING WITH 2 EXTRA LARGE CEILING FANS.
- LED RECESSED LIGHTING WITH EXTERIOR LIGHTS.
- GRANITE COUNTERTOP WITH ACCESS FOR SHELVES AND COOLER STORAGE
- SPACE FOR SMALL OUTDOOR REFRIGERATOR
- BUILT IN 4 BURNER BLAZE LP GRILL (MAIN COMPONENTS REPLACED IN 2024)
- BUILT IN SIDE BURNER
- BUILT IN SINK WITH GARBAGE DISPOSAL.
- MANUAL BLINDS FOR BLOCKING OUT THE SUN.
- MOUNTED 55" TV WITH WEATHERPROOF ENCLOSURE ADDED IN 2024.
- WIRED FOR OUTDOOR SPEAKERS

3) FLOOR REPLACEMENT

- IN-LAW SUITE CARPET REPLACED WITH BAMBOO WOOD FLOORS.
- ALMOST ALL OF THE DOWNSTAIRS CERAMIC TILE REPLACED IN 2020 WITH WOOD LIKE PORCELAIN TILE.

4) SOLAR PANELS

- 18.5 KW (50X) SOLAR PANELS INSTALLED IN LATE 2022.
- SOLAR PANEL SYSTEM EQUIPPED WITH ENPHASE MICROINVERTERS TO ALLOW FOR APP MONITORING OF PERFORMANCE.
- SOLAR PANELS HAVE PRODUCED ~26-MWH OF ELECTRICITY

5) REMOTE BLINDS

- REMOTE PRIVACY/SUN BLINDS ADDED TO MAIN WINDOWS IN LIVING ROOM AND KITCHEN.
- BLINDS ARE REMOTE CONTROLLED VIA A REMOTE MOUNTED NEAR THE KITCHEN.
- ROUTER ACCESS ALLOWS FOR APP CONTROL AND ALEXA CONTROL OF THE BLINDS

6) MISC:

- SINGLE GARAGE DOOR OPENER REPLACED IN 2023 WITH WIFI ENABLED OPENER.
- SMART SWITCHES ADDED TO HOUSE FOR REMOTE AND TIMING CONTROL.
- SPEAKERS ADDED TO LIVING ROOM AND SPEAKER WIRED TO GAME ROOM.

