

# Highlights & Improvements

All items listed below are new or recently updated. Seller can provide receipts upon request.

## **Property to be sold with appliances:**

- Microwave
- Gas range & oven
- Garbage disposal
- Kitchen sink faucet
- Dishwasher
- Washing machine and dryer (used only once per week by sole occupant)
- Bathroom shower faucet
- Master bath shower faucet
- Air conditioner: tubing replaced
- Garage door opener and sensors
- Ceiling fans in bedroom and dining room
- New carpet with high-quality waterproof underlay
- Floors and tile professionally sealed
- Water softener ready
- Under-sink water filtration system and refrigerator water filter
- Attic insulation fully upgraded with old material removed, new wool insulation installed, and the space professionally sealed.
- New concrete slab poured in garage and garage room
- New concrete back patio installed
- Driveway cracks professionally sealed
- New roof (replaced December 2025)