



45 PATTI LYNN

Home Updates Per Seller

Contractor on Remodeling Project: Cornerstone Cowboys Construction (CCC)

House was totally remodeled from studs up.

OUTSIDE THE HOUSE:

2024

New Mosquito Mist System

Champion Mosquito

Painting of House Exterior, Sherwin Williams Pro 2200

New Center Part of Driveway-Black Diamond Rock Squares

Rafael Enterprises

Upgraded the Outside Back Light fixtures

Houston Lighting Inc

New Mailbox mounted on front porch

Pool and Spa Replastered

New Pool Equipment:

Polaris Quattro P40 Cleaner

Leslie Pool Service

Pressure Cleaner Booster Pump PB4-60

Aqua Premier Pool

Service

Neptune Pool Pump Motor

Zodiac iAqualink 3.0 Upgrade Kit W/Rs-Ps

Aqua Premier Pool

Service

New Spa Heater & New Gas Line installed to Spa Heater

New water lines installed to pool equipment

OUTSIDE THE HOUSE:**2023**TPO Flat **Roof**Generac **Generator** RXSW100A3

Guardian 24kw, Serial #3010344518, Model #G0072101, 60Hz Air Cooled Generator

New Landscaping on entire Front & Back yards

Rafael Enterprises

New Automatic Yard Sprinkler System

Rafael Enterprises

New Fences and Gates

Gutters with leaf gutter guards

INSIDE THE HOUSE:**2024**ADT **Security Alarm** System – Own System**Floors:**

Italian Porcelain Tile Floors

SPC Laminate Floors

Floors for Living, Carpet Upgrade to Grade A

Doors:

Metal & Glass Double Front Doors and Sliding Doors, “RAM” Doors

“Jen-Weld” six panel wood doors

“CalHome” Doors, ”Jubest” Metal and Glass Barn Doors

Carports and Trash Area Exterior Doors, Steel Doors

“Hoelscher” Weatherstrip MFG.Co,Inc on Steel Doors

Fireplace:

Prefabricated “Majestic SB60 Biltmore 36 inch Radiant”

Wood Burning Fireplace, from Spotix

“ RH Peterson Co.” Gas Log Lighter

Mantel:

Antique 200 yr old “Sleeper Log” mantel, from Old World Lumber Co

Sound System:

Custom of 7.1 Doby Atmos Surround sound system with Built-in “Bowers and Wilkins” speakers in Living Room Walls and Ceiling, installed by Magnolia Audio & Video

“Arlo” **Cameras** on Exterior of House & “Arlo” **wired video doorbell**

INSIDE THE HOUSE:**2023**

All new electrical wiring to COH code, and two new electrical breaker boxes

Canned lights are new Retro fit LED in ceilings and outside soffits

R38 Insulation – batted, fire proof in common walls

All new water pipes – repiped to COH Code

All new gas line pipes – repiped to COH Code

New sewer lines inside to outside of house

All new sheetrock with Benjamin Moore/Sherwin Williams **paint**

Floating Stairway: Red Oak stairs, black iron railings

Safewatch Pro 3000EN, ADT7AIO, 2 zones, two master pads

HVAC System Units: (all installed by AAW Mechanical TACL A-30183E)

2 Electric “Goodman” 3 ton units

1 “Goodman” Gas Upflow 4 ton unit

1” Goodman” Electric Roof Mounted Package Unit, 3 ton

1 split unit – ductless “Mitsubishi Minisplit

40 Gallon Gas Tank Hot Water Heater

Tankless Hot Water Heater

Skylights: All new

Hardware: All new black lever door handles, new exterior deadbolts and handle locks

Bathrooms:

2 **Custom Built Vanities** – two bathrooms

4 **furniture vanities** – four bathrooms

Italian Carrara Marble, Quartz, Porcelain and Ceramic Bathroom

Countertops, with porcelain tiled Showers

New **shower pans** under all showers, 4 walkin showers, 2 showers w glass doors

All new “Kohler” **Toilets, new porcelain bathroom sinks, new soaking tub, new tub & new plumbing fixtures**

Porcelain **tile floors** in 5 bathrooms, SPC **lamine flooring** in one bathroom

Lighted touch **vanity mirror** in a master bathroom

In the Main Kitchen:**2024**

“Brisas by Zephyr” 30 inch **Vent Hood**, glass and stainless steel

2023

Custom **Kitchen Cabinets** with Designer Glass

Everhart Custom Cabinets

“Verde” Granite **Countertops**

Italian Marble “Arcobaleno Verde” **Backsplash Tile**

La Maison Tile

Appliances:

“Samsung” Built-In 30 Inch **Convection Microwave** with **SMART Electric Oven**,
Stainless Steel

“Samsung” SMART 30 inch **Gas Cooktop**, Stainless Steel

“Samsung” Side by Side 36 Inch stainless steel **Refrigerator**

“Samsung” stainless steel **Dishwasher**

Disposal – “Badger”

In the Bar:

Custom **Cabinets** with Designer Glass

Everhart Custom Cabinets

Bar Top: Custom Live Edge “African Black Walnut”

Greenwood Bayworks

Marble **countertop** and Italian **porcelain tiled backsplash**

Three “Bellevue” Stabler 9 inch wide **pendant lights**, brass

Appliances:

“Edgestar” 56 Bottle Dual Zone stainless steel **wine cooler**

“Aqua Stella” stainless steel **bar sink with glass cleaner**

“Edgestar” stainless steel **ice maker** with internal pump

“Summit” stainless steel under counter **refrigerator/freezer**

In the smaller Kitchen:

“Hampton Bay” **kitchen cabinets**, white

Ceramic **countertops**, cream

“Summit” electric **stove top/oven combo**, white

“Summit” **vent hood**, white

“Frigidaire” Side by Side **Refrigerator**, white

“Frigidaire” Front Control, tall tub, **Dishwasher**

Disposal – Badger

“Frigidaire” White Electric **Washer/dryer Laundry Center**