

# 11721 SPRIGGS WAY

## UPDATES & FEATURES

# COMPASS

*\*ALL WORK COMPLETED 2025\**

- Comprehensive down to studs renovation
- New roof and gutters with gutter guards
- New windows and doors
- Attic fans with ventilation ducts
- New attic insulation
- Added master suite dedicated AC
- 2 new Navien tankless water heaters
- Full PEX repipe
- New rewired electrical panels
- Full home 38kw Kohler generator
- Air conditioned garage with insulated garage door
- New property drainage lines
- New sprinkler controls
- Upgraded main gas line and valves
- Pool replastered and hot tub added
- All new pool equipment with remote Pentair control
- New gas fireplace
- Custom kitchen cabinetry with 10 foot island and all new appliances, quartzite counters
- Limestone floors main floor
- Marble master bath and custom floating cabinetry
- Fully redone secondary baths with custom cabinets and marble counters
- New wood flooring second floor
- Hard wired internet connections in upstairs bedrooms and office as well as for master/game room/living room TVs
- Whole house WiFi mesh network
- Ring cameras and alarm



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