



# 12403 Broken Bough Drive

## Home Updates Sheet

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### List of updates per the seller

#### Interior Living Areas

- Vaulted ceilings in the living room, kitchen, pool room, and back patio.
- Updated tile in the living room, kitchen and laundry room.
- Every wall has been sanded to a flat texture for a sleek finish.

#### Kitchen & Bathrooms

- All updated appliances in the kitchen.
- Updated countertops to Dekton: ultra-compact surface by Cosentino, known for durability & low-maintenance properties and added back splash.
- Added room by pool and built the bathroom + kitchenette.
- Rebuilt primary bedroom with updated bathroom and walk-in closet.
- All other bathrooms have been extensively remodeled including updated toilets, sinks, tile, and showers.

#### Mechanical & Systems

- Replaced two HVAC units with 3 zones in total.
- Tankless water heater.
- Replaced under-slab plumbing with PVC.

#### Exterior & Additional Improvements

- Replaced all windows facing the pool with five updated glass sliding doors.
- Replaced the entire fence and added brick walls on the back of the home.
- Upgraded garage flooring and updated the gutters.
- Replastered the pool and updated landscaping.

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