

## 5218 Imogene St – Home Features 🏠 ✨

- **Low-E Double Pane Windows** throughout the entire home 🪟 ❄️
- **HVAC Updates (2020–2022)** 🛠️ ⚙️ – Trane 4T coil (2020) + 4-ton condenser (2022).
- **Energy-Efficient Insulation (2024)** ❄️ 🔥 – Old insulation removed, gaps sealed, and high-R material added for lower bills and year-round comfort.
- **Whole-Home PEX Repiping (2023)** 🛠️ 💧 – Complete replacement with insulated PEX piping.
- **Ceiling Fan Upgrades (2023)** 🛠️ ⚙️ – Replaced light-fixture mountings with fan-rated boxes and installed seven new energy-efficient fans throughout the home.
- **HVAC Ductwork Replacement (2023)** 🛠️ 🔧 – New ductwork installed to all registers.
- **Master Bath Heater-Fan-Light Combo (2024)** 🛠️ 🔥 💡 – Provides warm comfort when stepping out of the shower on cold nights.
- **Open-Concept Transformation (2024)** ☀️ 🏠 – Walls removed to create seamless flow between living, dining, and kitchen areas; bright, expansive, and ideal for hosting. Includes transferable warranty.
- **Flex Room Addition (2024)** 🏠 📖 – Added a study/bonus room with elegant double doors.
- **Custom Corner Pantry (2024)** 🍽️ ✨ – Expanded storage for more functional kitchen organization.
- **Installed Porcelain Tile Flooring (2024)** in main living spaces 🪚 ✨
- **Installed Alexa-Enabled Smart Controls (2023-2024)** 📱 🔧
  - Ecobee Smart Thermostat w/ multi room sensors
  - Three Leviton Decora Smart Switches
  - Rachio WiFi Smart Sprinkler Controller – app-based scheduling, weather intelligence, rain skips
  - Wall-mounted Genie Smart Garage Opener w/ Aladdin Connect
  - Amcrest Smart Doorbell + Driveway Floodlight (local recording optional, no subscription required)
- **Security System** 🗝️ 🚨 – Motion sensors, door contacts, CO/smoke detector and camera.
- **Installed a Dedicated Circuit in the Garage (2024)** added for increased garage power ⚡ 🔌
- **Motorized TV Lift Above Fireplace** 📺 🔥 – Lowers for perfect viewing without blocking the fireplace
- **iSpring Filtered Faucet** 💧 – 6-stage alkaline reverse-osmosis water system under the sink
- **Washer & Dryer** remain in the laundry room 🧺 ✨