

## Upgrades and Updates

### 22 W. Bracebridge Circle in Cascade Canyon



#### Interior Design and Finishes:

Each of the three upstairs ensuite baths have been remodeled with glassed in shower, new tile surround, fresh paint, new plumbing fixtures, and LED lighting – granite countertops. Dec 2018 and June 2024

Guest Bathroom/Pool Bath – completely remodeled with glassed in shower, tile shower surround, fresh paint and LED lighting – granite countertops. June 2024

Carpet with lush padding has recently been installed throughout the upstairs and downstairs guest/secondary bedroom. Jan 2026

Fresh paint and hardware on kitchen cabinetry and pantry. 2026

LED lighting added throughout the home. 2022-2026

Fresh paint throughout much of the home (including upstairs, main living area, kitchen, guest bedroom, master closet, laundry room and ceilings/trim throughout). 2023-2026

Window shades added to upstairs bedrooms. 2022

## Systems, Appliances and Mechanicals:

Subzero refrigerator August 2023

Wolf Stove cooktop and downdraft – Aug 2023

Bosch Dishwasher – April 2023

Full sized second refrigerator in the laundry room – Feb 2023

Microwave – March 2026

Upstairs AC replaced, upgraded air filtration – May 2025

Master and main living area AC replaced, upgraded air filtration – Dec 2020

Master bedroom side of the house water heater – Sept 2023

Main living area side of the house water heater – Mar 2015

## Exterior

Roof and Gutters – July 2022

### Pool

- Decking leveled and regouted - 2026
- Upgraded pool control system and filter pump – Aug 2017
- Replaced waterfall pump motor – May 2016
- New Pentair filter – Oct 2015

### Yard and Summer Kitchen

- Outdoor kitchen installed with Fire Magic Echelon grill, granite countertop, sink and mini refrigerator – Feb 2017
- Replaced back wooden fence – Nov 2021
- Replaced burner, grate and plumbing for outdoor gas fire pit – 2023

\*List provided by sellers