



22911 Barrister Creek Drive
UPGRADES Page 1 of 2
*****Per Seller*****

- All ACs and Furnaces (Inside and Outside Components) Replaced in Main Home. HVAC - New Lennox A/C Heat System and New Honeywell Thermostats: Main Area of Home (One Zone) (July 2019), Upstairs and Secondary Bedrooms (Two Zones) (June 2020), Primary Bedroom Area (One Zone) (October 2022).
- Installed Metal Roof on both Buildings and Replaced All Flashing and Gutters (June 2020).
- Installed Tankless Water Heaters for both Sides of Main House (February 2021).
- Drilled New Water Well and Installed New Equipment including Pump (April 2022).
- Installed Generac Whole House Generator (May 2021).
- Repainted Entire Main Home Interior including Trim and Molding (March 2019, further updates in 2026).
- Repainted Exterior and Trim of both Buildings (July/August 2020).
- Appliances Replaced: Outside Beverage Refrigerator (2023), Wine Refrigerator in Bar (2024), Kitchen-Aid Range (2025).
- Upgraded all Component and Sony VPL-XW5000 4K Laser Projector in Theater Room (Fall 2022).
- Installed Integrated Control4 Smart Home Automation App for Home Sound System and added Pool Speakers (Fall 2022).
- Replaced Water Softener and Water Sulfur Eliminator (2023).



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- Upgraded Sprinkler System Master Controller with Rain Bird App (2021).
- Replaced Garage Door Opener on Main Garage Door (2024).
- Added/Upgraded Outdoor Lighting (2019-2026).
- Remodeled Guest House (Fall 2023) - Replaced: Flooring, Light Fixtures, Molding, and Trim. Added: Full Bathroom, Water Heater, and Painted Entire Interior. The garage space remained as it was.
- Participated with the Entire Neighborhood in Installing a Perimeter Fence (2023).
- Replaced Wooden Fencing Along Back of Property (2024). Replaced Front Facing Fencing on Both Sides of House and Added Fencing to Hide Generator (2026).
- Updated Landscaping and Exterior Lighting (2026).
- Double Lot Annual HOA Dues \$1380.
- No MUD Taxes.



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