

Property Upgrades

6734 Barrington Creek Trace

Outside

- Custom-built covered back porch (\$15,000) - 2019
- Upgraded screen for back porch (\$3,500) - 2024
- Whole house gutters (\$2,000) - 2023
- Quarterly, professional grass fertilization treatment
- Front walkway trellis and landscaping - 2020
- Raised full length back flower bed, rose garden, and rock hardscaping (\$3,000) - 2021
- Zoned drip irrigation in all flower beds, front & back (\$715) - 2024
- Zoned irrigation for lawn, front and back - 2019

Garage

- CHI Steelback insulated garage door (\$3,950) - 2019
- Top-tier 'Liftmaster' smart operator (\$950) - 2019
- Elevated garage shelving - 2019

Downstairs

- Every room professionally painted - 2020
- All carpet professionally cleaned (\$530) - 2025
- Fiber optic internet installed - 2025
- 'Davenport' dining room and entryway iron chandelier (\$1,000) - 2020
- Master bathroom built in storage cabinet over toilet (\$625) - 2025
- Kitchenaid third-rack dishwasher, Model KDTS624SPS (\$1,200) - 2024
- Kohler kitchen sink and faucet (\$400) - 2022
- Cabinet handles on all cabinets - 2025
- Baby proofed kitchen cabinets - 2021
- All toilet paper holders, hand towel, and bath towel racks upgraded - 2020

Upstairs

- Every room professionally painted - 2020
- All carpet professionally cleaned - 2025
- Custom wood ceiling beams, custom built-in office desks/ filing/ storage cabinets, and custom wood features in bedrooms (\$11,000) - 2020
- 'Hunter' ceiling fans in all 3 bedrooms (\$500) - 2020
- Built in storage cabinet over toilet (\$625) - 2025
- Cabinet handles on all cabinets - 2025
- All toilet paper holders, hand towel, and bath towel racks upgraded - 2020

Roof

- Radiant barrier roof
- Inspected and maintained 2024

Air Conditioner

- 16 SEER HVAC
- Annual maintenance 2025

Smart Home Features

- 2 Built-in Ruckus Wireless ZoneFlex R510
- Baldwin Evolved Smart lock
- Ring Video Doorbell
- 2 Honeywell Lyric Round WiFi Thermostat
- Lutron Caseta in wall light dimmers
- Lutron Caseta occupancy sensor in living room
- Legrand On-Q 42" RF Transparent Structured Media enclosure