

Elements of 82 Manor Lake Estates Circle

The Manor Estates of Gleannloch Farms

Outside yard:

- \$150K of mature / beautiful landscaping
- 28 zone, 4 program sprinkler system with integrated drip system for potted plants in the front, near the garage, in garden beds in the back, and for potted plants on the rear deck.
- Auto water leveling large fountain in the front yard.
- Light detection or time adjusted landscape lighting
- 2 large 6x12 foot garden beds with integrated irrigation system.
- Full size basketball standard that is height adjustable for younger kids
- Large privacy in the backyard and front garage area to create privacy from the street and neighbors
- Rear gate access to common area near lake
- Full size grass turf sport court with in-ground pole stand sleeves.
- Freshly painted backyard fence
- Driveway has power source to column to install driveway gate if desired

Pool

- Brand new salt cell – Dec 2025
- Water Feature pump new – Dec 2025
- Main pump replaced – 2022
- Water cleaner pump replaced 2023
- Blower for spa replaced 2021
- Actuator valves both replaced 2023 and 2024
- Replaced aerator valves – Apr 2026
- Replaced control panel – 2022
- Installed wifi enabled control 2022
- Retiled pool 2021
- Resurfaced the entire pool 2021

Outside decking

- Resurfaced and painted in 2021
- Repainted, repaired, regROUTED Apr 2026

Outside grill

- Replaced all ignitors – Apr 2026
- Replaced charcoal plates – Apr 2026
- Replaced thermostat – Apr 2026
- Replaced grill plates – Apr 2026
- Replaced sink faucet
- Replaced water lines to sink with Pex and installed shut-off valves in attic for freeze control.
- Replaced all ceiling fans - 2024

Outside home

- Replaced all flood lights in the backyard with LED lights
- Painted the entire home – 2019
- Clean and protected the front door – Apr 2026
- Installed timer outlets on both sides of house for holiday lighting
- Installed water softener system
- Built in Speaker system on upper and lower patio/balcony

Garage

- Chamberlain garage door openers integrated to WiFi with remote video feed and control via app.
- Freshly painted cupboards, wall and ceiling
- Ample storage space.
- Stand-up attic space accessible via attic ladder.
- Replaced lighting with large LED panel lights
- Installed under cabinet lighting in workbench

Inside

- Overall – all carpet and padding replaced in the entire house – August 2025
- All rooms in the home have been painted in the last 6 years
- Replaced all lighting with LED lights

Family Room

- Replace ceiling – 2020
- Remodeling fireplace and entertainment nook – 2020
- Installed contemporary window curtains
- Painted walls, trim, and ceiling
- Built in speaker system
- Surround sound television with background music

Kitchen

- Remodeled all of the kitchen cabinets
- Installed new granite countertop
- Installed large copper farm sink and nicer faucet
- Installed Thermador 6 burner stove and oven combo
- Change out island lighting both over main island and long bar
- Replace all under cabinet and over cabinet lighting with new LED lights – Apr 2026
- Painted walls and ceiling
- Replaced dishwasher

2nd Kitchen

- Remodeled to include a computer niche
- Repainted all cabinets and walls and trim
- Replaced lighting with large self-enclosed LED panel light.

Laundry room

- Painted walls and trim
- Replaced lighting with large LED panel light

Guest Bedroom – Main Floor

- Painted walls and trim
- Replaced vent in guest bath
- Replaced shower head with wand.

Kitchen eating area

- Replace chandelier with a more contemporary look
- Removed shutters to open up lighting
- Painted walls and trim and ceiling

Bar / Butler area

- Remodeled all cabinetry
- Installed new granite
- Painted walls and trim

Dining Room

- Faux painted walls and ceiling
- Faux painted columns
- Replaced chandelier with more contemporary look
- Replaced the wall sconce lights with contemporary look
- Installed curtains

Entry

- Replaced chandelier with contemporary look
- Painted walls and trim

Study

- Replaced flooring, installed large panel hardwood flooring
- Replaced ceiling fan
- Replaced undercabinet lighting with LED lights – Apr 2026
- Painted walls

Living Room

- Faux painting wood edging under handrails
- Replaced wall sconces
- Replaced chandelier
- Painted all trim
- Installed contemporary window curtains.

Closet under stairway

Repainted – Apr 2026

Half bath

- Completely demo'ed and remodeled- July 2025

Primary Bedroom

- Completely demo'ed and remodeled – July 2025
- Built in speaker system

Primary Bath

- Remodeled all of the backsplash
- Remodeled mirror frames
- Replaced all sconce and vanity lighting
- Installed multi-function enclosed fan and chandelier lighting.
- Painted all trim and walls.
- Replaced all towel racks

Primary Commode

- Replaced hardware
- Painted walls and trim
- Replaced Vent

Upstairs Gym

- Installed flooring
- Painting all trim, walls, and ceiling
- Replaced ceiling fan
- Installed full wall mirrors.
- Remodeling entertainment center to accommodate modern electronics

Upper Balcony/Porch

- Refinished decking – Fall 2025
- Painting fence / rail - Apr 2026
- Replaced ceiling fans – 2024
- Built in speaker system

Upstairs entry hallway

- Repainted walls and trim and cupboards

Upstairs bedroom South facing

- Painted walls and trim
- Installed new ceiling fan
- Installed new bath vent

Upstairs bedroom connected to balcony/porch

- Painted Walls and Trim
- Installed new ceiling fan
- Installed curtains

Upstairs large bedroom

- Painted walls and trim
- Replaced ceiling fan
- Install new curtains
- Replaced sink countertop and bath ledge with new granite as well as sink.

Media room

- Replaced ceiling fans and linked them on same power source
- Faux finished accent wall
- Painted ceiling, walls and trim.
- Built in speaker system

Other notable items

- Replaced two of the three AC units and outside condensers in the past 3 years
- Cleaned out all air ducts – 2025
- Replaced both water heaters in the past 5 years
- Added a recirculation system to speed up hot water production in master bedroom
- Added UV light treatment to all AC units
- Installed attic electric ventilation system – Fall 2025
- Installed a main line water leak defense system that will shut off water to the home if it detects a leak
- Two walk-in attic spaces
- Two more attics that are accessible with ladders. You can also stand-up in
- Large pantry with power outlets for small appliances
- Water and power supply for a main refrigerator, a refrigerator in the 2nd kitchen, and refrigerator in the laundry room
- Water in-line water filtration system in the 2nd kitchen.
- Built in speaker system in family room, media room, primary bedroom, upstairs balcony and downstairs patio for entertaining, everyday surround sound television in family room and background music.
- Extreme “tropical” privacy in the backyard. Literally never hear anyone / anything. Only see golfers way off in the distance.
- If you like wildlife.
 - Bird watcher’s paradise. Bald eagles come every year and nest in the large pine. Osprey also arrives every year and nest in area. Blue Herons, cranes, egrets often clean out bugs in the front and back yard, cardinals, blue jays, dove, variety of finch, and many others. Several generations of red cardinals born in the backyard. Actually pretty amazing.
 - Other critters – squirrels and rabbits.