

# Property Improvements & Upgrades

This home has been **fully remodeled and thoughtfully upgraded throughout**, combining modern efficiency with unique character.

## Major System Updates

- **HVAC system** (A/C) replaced within the last few years
- **Water heater** only a couple of years old
- **Dishwasher** recently updated
- **Energy-efficient windows** installed throughout the home
- **Top-of-the-line attic insulation** for improved energy savings

## Interior Upgrades

- **Recent kitchen remodel** with updated finishes
- **New refrigerator, range, and disposal**
- **Bathroom remodels** with modern updates
- **New carpet throughout**
- **All new electrical switches and updated door hardware**
- **Updated lighting package** (while preserving select design features)
- **New stair banister** adding a fresh, modern touch

## Lifestyle & Entertainment Features

- **Garage conversion into a custom speakeasy-style lounge**
- **Outdoor 3-hole putting green** for entertaining and relaxation

## Exterior Enhancements

- **Fresh exterior paint**
- **Enhanced curb appeal and outdoor usability**

## A Unique Piece of History

The **magnolia tree in the front yard** was grown from a seed originating from an **Elvis Presley property in Tennessee**—offering a one-of-a-kind story and charm you won't find anywhere else.