



Michael Ou
REALTOR®

1038 Timbergrove Yards Lane

MASONRY AND FOUNDATION

- Post-tension slab
- Cement board siding and trim.
(No Stucco)

HEATING AND COOLING

- High energy efficient Lennox HVAC system
- Natural gas heating units
- Honeywell smart programmable thermostat
located on all floors
- Zone System

WINDOWS

- Easy operating and energy efficient VINYL
Windows

PLUMBING

- Tankless water heater
- Front & Side Hose bibs for ease of watering
- Undermount stainless steel sink and kitchen
faucet
- Undermount rectangular undermount
bathroom sinks
- Chrome Delta plumbing fixtures
- 1st Floor Samsung front-load Washer & Dryer
- 3rd Floor Samsung side-by-side Washer & Dryer

ELECTRICAL AND LIGHTING

- EV charging outlet located in garage
- Full smoke detectors throughout
- Recessed lighting throughout
- HALO recessed ambient lighting (per location)
- Ceiling fans
- MyQ Wifi garage door

TRIM AND CABINETS

- 42" soft close kitchen cabinets & drawers
- Solid oak-stained & metal handrail
- Solid oak stair threads
- Baseboards throughout

INTERIORS

- Solid oak wood floors main areas
- Sleek framed mirrors all baths
- Upgraded glass shower enclosure primary bath

- Quartz countertops throughout

Home Features & Seller Updates

- Kwikset smart lock -front door, guest suite &
delivery closet - 2025
- LG Side-By-Side InstaView Refrigerator - 2023
- LG Smart convection microwave - 2024
- (2) Stainless steel Wine Beverage Mini Fridge
- HVAC compressor replaced – 2023
- New toilet 1st floor bath – 2024
- (4) Ceiling fans – 2022
- Upgraded primary shower glass surround – 2023
- Re-caulked kitchen – 2024
- Replaced HVAC evaporator coils & added freon –
2024
- Added Drapes – 2024
- Vivint Security System Cameras & Locks – 2025
- Upgraded Solid Oaks Floors – 2025
- Dryer vent cleanout – 2025
- Primary sconces – 2025
- Replaced exterior vents & sealed roof vent pipes –
2025
- Added soft close hinges to all cabinet doors –
2026
- Per Seller \$20,516.48 in total updates
- ❖ HOME WARRANTY THROUGH 1/07/2028 –
LIBERTY HOME GUARD
- ❖ HOA - \$1,345 Annually (Landscape, Gates,
Common Areas)
- ❖ Water/Sewer/Biweekly Trash/Recycling \$93.75
Monthly

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All Information Per Builder & Per Seller.
Buyer & Buyers Agent To Verify Accuracy Of All
Information.