

4606 Waynesboro Drive

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## Updates + Features

3 Bedrooms | 2 Full & 1 Half Baths | 2,290 Sq. Ft. Building | 9,829 Sq. Ft. Lot

Beautifully updated traditional ranch home in the highly sought-after Willow Meadows neighborhood, ideally located across from Willow Park. This charming home offers great curb appeal and a functional layout filled with natural light. The updated kitchen features a breakfast bar that opens to the spacious family room, creating an ideal space for everyday living and entertaining. Large windows and doors lead to a private backyard with a patio, perfect for outdoor gatherings. A generous laundry room with mudroom space and a convenient half bath with side yard access add extra functionality. Formal living and dining areas offer flexibility for a home office or playroom. The primary suite includes a soaking tub, separate shower, and a large walk-in closet. Spacious secondary bedrooms share a hall bath. A wonderful opportunity in a prime location near parks, shopping, and dining.

### Winter 2026

- Roof
  - Remove & replace recommended damaged shingles
  - Replace/correct shingle exposure pipe boot
  - Install new IPS boot flashing 3in1
  - Adjustable pitch roof jack 8" or 6"
  - Remove & replace slant vent / turtle vents
  - Install ice & watershield around the pipe
  - Shingles will match existing roof color and style
    - Repair Labor Warranty: 12 months (Feb 2027)

### Fall 2025

- Furnace
  - 100,000 BTU Ruud Gas Furnace
- Exterior Step
  - Add wooden step to the side door and living room door

### Summer 2025

- Washer & Dryer
  - New LG 4.5 SMART front load washer in black steel with steam and turbo wash technology, washer & dryer, LG 7.4 vented SMART gas dryer black steel with turbo steam and sensor dry technology
- Landscape
  - Trimmed trees & landscaped
- Lighting
  - Installed light dimmer and fixture in dining room

### Fall 2024

- Kitchen
  - New 24" stainless steel Kitchen Aid dishwasher

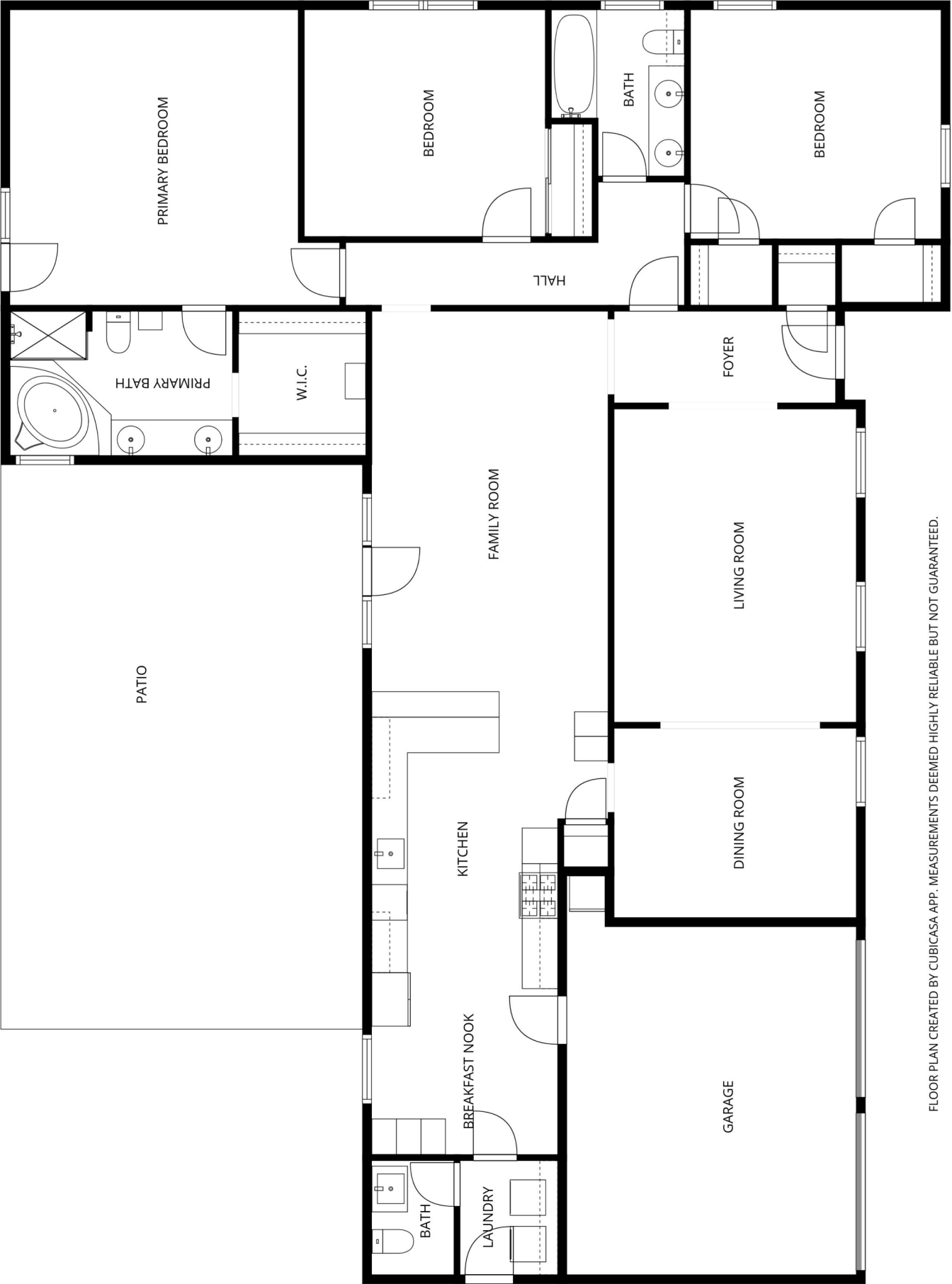
### Summer 2024

- Electric
  - Added full house surge protector
  - GFCI protection
  - GFCI receptacles updates

- 3-prong plug outlet repair
- Repaired plug outlets
- Added hall outlet
- Flush plug or switch outlets – primary bedroom
- Secure plug switch outlets
- Replaced garage ceiling outlet
- Bubble cover for outdoor outlet at tankless water heater
- Changed dryer plug wall plate to plastic
- Replaced missing damage wall switch plates
- Replace A/C disconnect
- Plumbing
  - Repair 2" broken pvc pipe in attic
- Alarm
  - Installed ADT alarm, 7" touchscreen, wireless sensors, door/window contacts, outdoor light Google Nest camera, outdoor Google Nest camera, Google Nest door camera
- Exterior Siding
  - Removed exterior vinyl
  - Added vents to soffits
  - Wood repair and paint
- Paint
  - Painted & caulked the whole exterior
- Dormers
  - Removed vinyl
  - Updated both dormers on roof & siding to fix window & opening
- Fence
  - Reinforced west side fence
- Exterior Door
  - Installed new exterior door in laundry room

### Other

- Transferable flood insurance policy
- Transferable foundation warranty
- Neighborhood HOA: <https://www.willowmeadows.org>



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.