

Upgrades List

- Back porch extension with natural gas fire pit. Gas line run with PVC pipe.
- Slat Wood ceiling back porch upgrade
- Rod iron fence around pool with a separate dog run yard added.
- Tankless water heater, original attic tanks removed
- Water softener system
- Nest thermostats
- PEX water pipes with centralized manifold in the 1 car garage. (Came with the house)
- Hometeam pest defense in wall mist system. (Original build)
<https://pestdefense.com/taexx/>
- Windows replaced
- New roof 3 years old with transferable warranty.
- Last spring all the stucco and outdoor trim was painted.
- 1 AC unit for first floor replaced about 9 years old
- Generator electrical upgrade added to the panel and plug. Gives the ability to use a stand-alone generator for the whole home.
- Extra insulation added to the attic
- New front door with heavy metal and tempered glass.
- Hard wood throughout the 2nd floor and stairs.
- Cabinets repainted kitchen/family/bathrooms/fireplace hearths.
- Primary bedroom walk in shower remodel
- Vinyl plank upgrade to dining and living rooms
- Surround sound in wall speaker wiring in the media room and the family room.
(original build)
- Ceiling speaker wiring in the game room. (Original build)

Additional:

- All drainage ditches for the entire perimeter of the lot are mowed and maintained by the POA.
- All media room equipment is included if desired by the buyer.
Receiver/sub-woofer/HD projector.

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