



## **UPGRADES**

### **10402 HAZELHURST DR**

- Roof replaced - 2021
- New PEX water supply lines & PVC sewer lines - 2021
- HVAC - 2021
- Double-pane energy efficient windows - 2021
- Electrical & HVAC ductwork - 2019
- Insulated house to R49 per energy star
- Custom-built plantation blinds
- Fully insulated garage (Ceiling to R38) with new split A/C unit
- Laid rubber flooring in garage
- 50qmp generator outlet & natural gas hook up on the back of garage
- Gutters
- Two new drains on downspouts of main gutters to take water to the street
- Three new french drains; two in the backyard and one around the garage to take water to the street
- Land grading away from property
- Front and back sprinkler system
- Permanent Govee Christmas lights on full perimeter of the house (Color-changing capability and full control using the Govee app)
- Dining room custom built-in bookcase
- Designer foyer wall
- Shed for extra storage
- Tree removal

