

Holly River Improvements

The following improvements were provided by the seller. Buyer should verify all information, dates, permits, warranties, and condition as needed.

Year	Improvement
2014	Furnace replaced, new garage door opener, new bedroom ceiling fans
2015	Upstairs bathroom remodeled back to the studs
2016	Carpet replaced, new roof with radiant barrier, some windows replaced
2018	Existing liner pool and deck demolished, new in-ground pool, deck, plumbing, electrical, and related components installed
2018	All new PEX-type plumbing installed, metal pipes abandoned in place
2018	Gas line re-piped to fireplace
2019	Outdoor garage bar and roll-up door installed, attic insulation removed and replaced with blown in cellulose
2020	All new A/C ductwork installed
2021	50 AMP outlet to garage
2024	New refrigerator/freezer, dishwasher, washer, dryer, blinds, and window treatments
2025	Water heater replaced
2025	Primary bath remodeled back to the studs
2025	Dining area ceiling fan replaced
2025	All light fixtures replaced with LED fixtures
2025	Stairs and stair railing torn out and rebuilt
2025	All new flooring installed
2025	Kitchen remodeled, including under-cabinet lighting and repainted cabinets
2025	New driveway and sidewalk
2025	Remaining windows replaced
2025	A/C maintenance with tune-up
2025	Roof tune-up completed, including resealed vents, adjusted ridge vent, painted trim, etc.
2025	All new smoke alarms installed, majority are smoke and CO detectors with 10-year batteries

Various Additional updates include painting, fixtures, door handles, and other improvements

Buyer Note: This list is for informational purposes only and is not a warranty or representation of current condition.