

HIGHLIGHTS & IMPROVEMENTS

12603 Winchester Ct

STANDOUT FEATURES

~ ¾-Acre Cul-de-Sac Lot	Heated Pool & Spa
Private Wooded Backdrop	5 Bedrooms
First-Floor Guest Suite	3-Car Garage
Oversized Mudroom	Long Wide Driveway
1.58% Tax Rate — No MUD	

MAJOR SYSTEMS & MECHANICAL IMPROVEMENTS

2020 Roof replaced	2017 Both HVAC systems replaced American Standard	2023 HVAC ductwork replaced
2024 Water softener – new tank Original system 2015	2023 Septic system motor replaced - Refurbished unit	2016 50-gal gas water heater American Classic
2026 Rodent exclusion & exterior sealing		

INTERIOR IMPROVEMENTS

- 3 bathrooms fully renovated 2022
- Hand-scraped laminate flooring downstairs 2009
- Interior paint — most rooms 2023
- GE SS cooktop, vent hood, oven, microwave 2018 Reverse osmosis drinking water system 2025
- Carpet — stairs, upstairs, downstairs bedroom 2022
- Reverse osmosis drinking water system 2025
- Adora SS dishwasher 2020
- Built-in shelving & crown molding, family room 2011

LIGHTING IMPROVEMENTS

- Kitchen recessed lighting, chandelier & island pendants *2024*
- Family room recessed lighting & Bluetooth ceiling fan *2024*
- Motion-activated lighting — backyard & driveway *2024*
- Covered patio lighting & ceiling fans *2024*
- LED lighting in utility, primary closet, living room, mud room and garage *2024*

OUTDOOR LIVING & EXTERIOR IMPROVEMENTS

- Covered patio — flagstone, gutters, TV mount, ceiling fans *2024*
- Exterior paint *2022*
- Decorative metal fencing with side yard gates *2021*
- Retaining wall & walking path behind garage *2022*
- Garage doors *2013*
- Garage door opener *2022*
- Doorbell camera *2022*
- Gutters — front, sides, mudroom, garage *2015*
- Rain Bird irrigation — front & side yard *2004*
- New sod in parts of backyard *2026*

POOL & SPA IMPROVEMENTS

- PebbleTec replaster, new coping, waterfall stone, resurfaced deck *2015*
- Pool/spa heater *2021*
- WhisperFlo pool pump *2022*
- Polaris Freedom Wi-Fi robotic pool cleaner *2024*
- Larger chlorinator *2025*
- Pool coping & deck joint compound refreshed *2025*
- Flagstone decking and pool landscaping *2007*
- Pool & spa built *2003*

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