

# 16210 Broken Timber Circle

## UPGRADES & IMPROVEMENTS 2019-2025

### GENERAL/OVERALL UPGRADES

- Paint Interior & Exterior whole house
- New Hot water heater replaced in 2023
- AC unit replaced - one of them, and fixed the furnace on other
- New fan motor, condenser, Freon on the other one, both maintenance yearly
- New fixture throughout house, door hardware, bathrooms, lights
- New Front Door and hardware
- All new toilets - 3 with professional install and new plumbing
- New plumbing under main sink and bathrooms, tubing, hardware
- Roof partial repair and updates, seals, etc. in 2020 and 2023
- Driveway professional crack sealant
- New Laminate upstairs to replace carpet in 2021
- Downstairs Laminate installed in 2012

### KITCHEN/BREAKFAST ROOM

- Upgrades
  - o New Appliances: Stove, Dishwasher, Microwave
  - o Granite installed in 2019

### MASTER BATH

- Upgrades
  - o Master bath hardware, Shower, new shower door, shower head

### ATTIC

- Upgrades
  - o stripped and removed everything, resealed, re-insulated
  - o Attic Solar fan to remove heat
  - o Attic AC units, clean air kills bacteria and mold -2 each
  - o Attic stairs new, seal, and new attic door

### GARAGE

- Updates
  - o Paint
  - o Garage door opener, new chain, fixed door, new wood structure
  - o Garage attic, next to Room, new flooring, and insulation

### FRONT YARD

- Upgrades
  - o New Fence
  - o Re-Sod entire yard
  - o In-ground Automatic Sprinkler System
  - o New Flower bed front w/ stones & plants/planters

### BACK YARD

- Upgrades
  - o New Fence
  - o Re-Sod entire yard
  - o In-ground Automatic Sprinkler System

