

1401 MYRTLEWOOD

UPGRADES/UPDATES PER SELLER

- Front door
- Deck sealing
- Spa—electrical, engineering to support 3000 lb. spa, fabricated & added steel beam for support
- Flower beds—added 30 plants with mulch & border material
- Rock bed at rear of house—to protect foundation from water intrusion
- Enlarged concrete driveway
- Refaced kitchen cabinets
- A/C evaporator replaced and added soft start system
- Finished out garage/shop with foam insulation, metal R panels, LED lights, roll-up doors with remotes
- 1" inch gas piping to shop heater, tankless water heater, connection drops for BBQ pit or heaters
- Automotive 2 post car lift
- Ingersoll-Rand 5 hp air compressor
- 20 ft x 20 ft 1.5 ton crane system
- Garage bathroom addition—Rheem tankless water heater, 2 ft elevated steel platform (hot dipped galvanizing), wall mounted toilet, urinal/sink combo from Europe, sink & cabinet, custom blinds
- Fire pit area—New 20 ft storage container, 12x40 privacy fence, fire pit, concrete patio table, concrete pad, crushed granite & black diamond stones, with landscaping
- Security iron gate on stair landing
- Outdoor elevator
- Custom indoor elevator
- Yard restoration—sprinkler system, clearing, yard leveling, sandy clay soil & St Augustine grass
- Google Home—15 Kasa light switches, 10 google speakers, 2 google displays, nest thermostat
- Wifi mess system with 6 access points

UPDATE TOTALS: \$204,079.00