

Improvements to 19414 Water Bridge Dr since the original build:

1. Added Backyard landscaping, pool, spa, koi pond and outdoor kitchen. Additional fencing to create the dog run. * \$105,000
2. Added 20KW stand by generator * \$ 12,000
3. Added Mosquito misting system * \$ 1,000
4. Added Outdoor lighting (backyard) \$ 800
5. Added Turfed dog run 2024 * \$ 10,000
6. Added Puppy bars in dog run 2024* \$ 1,000
7. Added Electric doggy door \$ 500
8. Added Lightning rods * \$ 7,000
9. Replaced roof in 2024
10. Added Faux painting staircase and wagon wheel ceiling \$ 2,000
11. Upgraded and replaced hot water heaters with Tankless (2), serviced and flushed April 2026 \$ 7,000
12. Upgraded and replaced Primary bedroom AC in 2025. \$ 8,000
13. Added overflow sensors to AC drip pans, all ACs serviced April 2026
14. Added Garage floor Polyaspartic coating (two coats) and overhead storage racks \$ 3,500
15. Upgraded and replaced French door CAFÉ double ovens - \$ 8,000
16. Added Kitchen revashelf system, plus pop up mixer station \$ 1,000
17. Cantu Pest Control has performed quarterly service throughout our ownership including having the house originally sealed, then resealed March 2026
18. Replaced Windows with broken seals. Added UV/Security film * with the exception of some newly replaced.
19. Added Custom window treatments; living room shades are remote controlled \$ 2,000
20. Front door refinished, carriage lanterns refinished
21. Created media room from partially finished area in attic. Added approximately 234 ft2 to the house original plans. Making total approximately 4148 ft2 \$ 5,000
22. Replaced original Vortens toilets (4) before they could become a problem.
23. Added nugget ice maker and wine fridge. \$ 2,000
24. Added microwave cabinet plus storage in kitchen. \$ 2,000
25. Added Built in study desk and cabinets \$ 5,000
26. Added Primary closet drawers
27. Added Washer and dryer built ins and sink under-cabinet in laundry
28. Replaced garage door opener on west.
29. Added Keyless locks on front, back and garage doors.
30. Sprinkler system controller has been replaced/upgraded to wireless
31. Pool control system has been upgraded to wireless
32. Driveway and front walkways expansion joints filled
33. Roller shades on the back patio installed

* indicates HOA approved items