

12222 Broken Bough



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## Notable Features + Amenities

### Improvements by Current Owners (May-June 2026)

- New roof
- New driveway
- 26KW whole-house generator
- Beverage/wine cooler
- Plantation shutters throughout
- Cabinetry-added island cabinet and shoe shelves in master closet, linen cabinet and hamper in master bath, cabinet in master water closet, and cabinets and shelving in office/flex room
- Fireplace wrapped in wood and tile with built-in for TV (Included)
- Added zoning to A/C, added UV light filters and Nest thermostats
- Ceiling fans and various lighting and electric outlets added
- Louvered fencing around A/C unit
- Replaced fence along rear property line and along west side of property
- Whole-house water filtration system and enclosure

### Broken Bough Renovations as represented by Prior Owner (Late 2025-early 2026)

- Demo, re-frame, new sheet rock, drywall, insulation
- Added beams
- New PEX plumbing
- Updated electrical
- Added recessed lighting
- Added powder bath under stairs
- Moved hallway upstairs, modified floor plan to add third bedroom
- Demolished upstairs bedroom closet, vaulted ceiling, added full en-suite bathroom
- All new interior and exterior doors
- New garage doors and motors
- All new siding - hardie board
- Custom built cabinetry in kitchen, laundry, bedrooms, office/flex room
- New kitchen appliances
- Installed new white oak wood plank floors downstairs, refinished upstairs floors
- Welder repair of all 3 wrought iron gates
- New irrigation system
- Demo of front sidewalk, new concrete
- Finished garage interior and added epoxy on floor
- Serviced AC units, purchased fresh coils, etc
- New duct work
- New paint interior / exterior

### All information provided by seller