

IMPROVEMENTS & HIGHLIGHTS

KITCHEN

IMPROVEMENTS	YEAR
Painted cabinets and updated hardware	2015
Custom island with beverage cooler and pullout trash	2015
Granite countertops	2015
Blanco granite sink and pull-down faucet, garbage disposal	2015
Five-burner GE Monogram gas cooktop, vent hood & outdoor vent hole in masonry	2015
KitchenAid oven	2015
Aqua-Pure water filtering system (replace filters every 6 months)	2015
KitchenAid dishwasher	2020
Whirlpool microwave	2023 (est)

BATHROOMS

IMPROVEMENTS	YEAR
All baths: Updated tile, quartz countertops, painted cabinetry and hardware	2015
All baths: Updated sinks, toilets and bathroom trim	2015
All baths: Updated mirrors, lighting and exhaust fans	2015
Primary bath: custom cabinetry with center adjustable linen storage	2015
Primary bath: enlarged tiled shower and frameless glass	2015
Primary bath: freestanding tub with surround	2015
Primary bath: chandelier above tub	2015
Secondary baths - replaced bathtubs, faucet sets and shower valves	2015
Secondary baths - additional shelving installed	2015
Half bath: Replaced vanity, shelving added	2015



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FLOORING

IMPROVEMENTS	YEAR
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Engineered hardwood downstairs, excluding primary suite	2015
Wood-look tile in primary and upstairs secondary baths	2015
Premium carpet and padding upstairs and in primary bedroom	2015

INTERIOR - GENERAL

IMPROVEMENTS	YEAR
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Chandeliers in dining room, breakfast room, and master bath	2015
LED recessed lighting in multiple rooms	2015
Wall switches with dimmers and outlets throughout home	2015
Custom wine/bar area in formal dining room	2015
Wrought iron staircase and Juliet balcony spindles	2015
Interior paint throughout	2015
Plantation shutters on downstairs front windows and upstairs	2023
Blinds installed on downstairs back windows	2015
Trim/Paneling added to family room windows	2015

OTHER HIGHLIGHTS

Two-story ceilings in foyer and family room
Neutral paint throughout
Plantation shutters
Upstairs flex room in addition to game room
Non-smoking, pet-free home



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EXTERIOR AND OUTDOOR LIVING

IMPROVEMENTS	YEAR
Exterior paint	2015
Pool safety fence	2015
Upgraded sprinkler system: new Rachio controller and additional heads	2015
Driveway seam seal	2015
Wrought iron fence and gate between garage and house	2015
Front and back landscaping; custom retaining wall and entry stairs	2016
Paver planter boxes behind garage	2016
Wood fence replacement - A/C / Pool pump side	2016
Wood fence replacement & staining - back perimeter	2021
Wood fence replacement & staining - driveway side & gate	2024
Rodent exclusion - sealed potential access points	2025
Home exterior power-washed	2025
Mini-refrigerator added to outdoor kitchen	2026
New mulch and trees trimmed	2026

OTHER HIGHLIGHTS

19,000 sq. ft. cul-de-sac lot
Oversized three-car garage
Pool and raised spa with sun ledge
Covered outdoor kitchen and patio with vaulted stained wood ceiling, grill, mini-refrigerator, bar seating, TV and additional seating space
Generous greenspace for play and pets
Gas firepit on back patio
Convenient pool half bathroom and storage closet on the backside of the garage
Extra-wide driveway with porte-cochère parking
2025 Tree Frogs Playset available for purchase separately



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MAJOR SYSTEMS

IMPROVEMENTS	YEAR
Generac Whole-home generator	2015
Roof	2015
Trane 3-ton - Complete system replacement including UV lighting, whole house filtration	2015
Trane 4-ton - Complete system replacement including UV lighting, whole house filtration	2015
Generac computer replaced	2021 (est)
Two water heaters replaced (warranties through Apr 2031)	2021

POOL EQUIPMENT

IMPROVEMENTS	YEAR
Variable Speed Pool Pump	2025
Pentair Filter Cartridge	2025
Pool Computer	2020
Pool Heater	2015

SMART DEVICES

IMPROVEMENTS	YEAR
Nest outdoor cameras (2)	2018 (est)
Nest thermostats (2)	2018 (est)
Nest doorbell camera	2018 (est)
Nest door locks on back doors (2)	2018 (est)
Rachio irrigation controller	2015
First Alert smart smoke and carbon monoxide alarms in whole home	2026

