

IMPROVEMENTS & HIGHLIGHTS

KITCHEN

IMPROVEMENTS	YEAR
Painted cabinets and updated hardware	2015
Custom island with beverage cooler and pullout trash	2015
Granite countertops and white tile backsplash	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: Wood-look tile, quartz countertops, painted cabinetry, hardware and mirrors	2015
All baths: Sinks, toilets, bathroom trim, lighting and exhaust fans	2015
Primary bath: custom cabinetry with center adjustable linen storage	2015
Primary bath: Fully rebuilt and enlarged shower with tile surround and frameless glass enclosure	2015
Primary bath: freestanding tub with surround	2015
Secondary baths - bathtubs, faucet sets and shower valves	2015
Secondary baths - additional shelving	2015
Half bath: vanity, shelving	2015



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FLOORING

IMPROVEMENTS	YEAR
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
Chandeliers in dining room, breakfast room, and master bath	2015
LED recessed lighting in multiple rooms	2015
Custom wine/bar area in formal dining room	2015
Wrought iron staircase and Juliet balcony spindles	2015
Interior paint	2015 / 2026
Updated plantation shutters in study, formal dining, and all rooms upstairs	2023
Blinds on downstairs back windows	2015
Trim/Paneling on family room windows	2015
Wall switches with dimmers and outlets throughout home	2015

OTHER HIGHLIGHTS

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



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EXTERIOR & OUTDOOR LIVING

IMPROVEMENTS	YEAR
Exterior paint	2015
Replaced wood fence between garage and house with wrought iron fence with gate	2015
Upgraded sprinkler system: new Rachio controller and additional heads	2015
Driveway seam seal	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 in outdoor kitchen	2026
New mulch and front 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
Pool heater	2015
Pool safety fence	2015
Pool computer	2020
Variable speed pool pump	2025
Pentair filter cartridge	2025

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

