IMPROVEMENTS & HIGHLIGHTS

KITCHEN

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

BATHROOMS

IMPROVEMENTS
Pool bath: Toilet — 2026
All bathrooms renovated in 2015
Wood-look tile, quartz countertops, painted cabinetry, hardware and mirrors
Sinks, toilets, bathroom trim, lighting and exhaust fans
Primary bathroom renovation 2015
Custom cabinetry with center adjustable linen storage
Fully rebuilt and enlarged shower with tile surround and frameless glass enclosure
Freestanding tub with tile surround
Secondary bathroom renovations 2015
Bathtubs, faucet sets, and shower valves
Additional shelving
Half bathroom renovation 2015
Vanity and shelving

IMPROVEMENTS & HIGHLIGHTS

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
Interior paint	2026 / 2015
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
Plantation shutters in several upstairs rooms	2015
Blinds on downstairs back 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

Laura Westbrook, Realtor
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IMPROVEMENTS & HIGHLIGHTS

EXTERIOR & OUTDOOR LIVING

IMPROVEMENTS	YEAR
Mini-refrigerator in outdoor kitchen	2026
Rodent exclusion - sealed potential access points	2025
Wood fence replacement & staining - driveway side & gate	2024
Wood fence replacement & staining - back perimeter	2021
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
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

OTHER HIGHLIGHTS
19,000 sq. ft. / .44-acre 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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IMPROVEMENTS & HIGHLIGHTS

MAJOR SYSTEMS

IMPROVEMENTS	YEAR
Generac generator computer	2021 (est)
Two water heaters replaced (warranties through Apr 2031)	2021
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

POOL EQUIPMENT

IMPROVEMENTS	YEAR
Variable speed pool pump	2025
Pentair filter cartridge	2025
Pool computer	2020
Pool heater	2015
Pool safety fence	2015

SMART DEVICES

IMPROVEMENTS	YEAR
First Alert smart smoke and carbon monoxide alarms in whole home	2026
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