

PROPERTY FEATURES & QUALITY IMPROVEMENTS

1430 Stendendale Drive | Nottingham Country

RENOVATED & UPDATED THROUGHOUT • 3-CAR GARAGE • GARAGE APARTMENT • POOL & SPA

EXTERIOR & STRUCTURAL IMPROVEMENTS

- 14 windows replaced in 2011; remaining 15 windows replaced in 2014.
- Siding replaced with Hardie Plank in 2013.
- Main garage door replaced in 2016.
- Pool deck and backyard extensively redone in 2022 - approximately \$100,000.
- Roof fully replaced in 2024.
- Attic insulation redone to approximately 16 inches in 2025.
- Fresh exterior paint completed in 2025.
- Artificial/faux sod installed in a side-yard section in 2026 - approximately \$3,000.

HVAC, PLUMBING & MECHANICAL UPDATES

- Main home AC systems replaced in 2012.
- Garage apartment AC unit replaced in 2014.
- Garage apartment water heater replaced in 2018.
- Iron plumbing replaced with PEX in 2022.
- South-side main-house water heater replaced in 2022.
- Main home second-floor AC unit replaced in July 2026.

INTERIOR RENOVATIONS & DESIGN

- Main staircase updated with wood stairs and iron railing in 2014.
- Primary bathroom remodeled in 2022 - approximately \$25,000.
- Second-floor north-side bathroom remodeled in 2022 - approximately \$7,000.
- First-floor renovation completed in 2023 - approximately \$128,000.
- Bosch appliance package installed in 2023.
- Home automation improvements completed from 2021-2023 - approximately \$10,000.
- Interior freshly painted throughout in 2026.
- All bathrooms have been updated/remodeled.
- Additional upstairs bathroom updated in 2026 - approximately \$8,000.

GARAGE APARTMENT / ADDITIONAL IMPROVEMENTS

- Private garage apartment / mother-in-law suite located above the garage and accessible from the main home.
- Garage apartment refreshed and updated in 2026 - approximately \$4,000.
- Garage apartment window panels replaced in 2026 - estimated approximately \$1,000.
- New carpet installed on the stairs leading to the garage apartment in 2026.
- Garage apartment garage-door opener replaced in 2019.

PROPERTY HIGHLIGHTS

Renovated open-concept first floor • High-end kitchen with Bosch appliances • Resort-style pool and spa • Low-maintenance outdoor areas
• 3-car garage • Private garage apartment / mother-in-law suite • Updated bathrooms • Updated mechanical systems • Mature Nottingham Country setting

Information is based on seller-provided improvement history and is for marketing purposes only. Costs shown as approximate or estimated are not represented as actual expenditures unless supported by seller documentation. Buyers should independently verify dates, costs, features and specifications.