BROOKS BALLARD

INTERNATIONAL REAL ESTATE ™

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63 W TERRACE DRIVE

Property Improvements Since 2003 Purchase | Owner-provided history

2004

• GE refrigerator (2014 new fan unit)

2006

• Maytag AC - 5 ton, SEER 16 (2nd floor)
• 2 GE Monogram wine coolers (RHS unit doesn’t work)
• New wine bar
• New media closet
• New safe room with safe behind new display case
• New limestone fireplace wall
• Relamped house
• New double pane windows Living room and breakfast room
• New double pane windows master bedroom
• New butler's pantry
• New downstairs bathroom
• New electrical boxes
• New Pella doors - LR, Bkfst room, Butler pantry(security door), MBR, with screen doors
• New warming drawer installed
• Cedar closet on 3rd fl

2008

• Maytag AC - 5 ton SEER 16, 12 yr warranty (1/3 floors)

2009

• New drainage pan for water heaters
• New pergola
• Landscape lighting system
• Garbage disposal

2011

• New garage door opener

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2012

- Bosch diswhasher, 3yr warranty
- New water shutoff valve for house
- New wooden fence
- New Baldwin front door fixture
- Roof repair contract

2014

- GE Double convection oven
- Lennox heater, fan unit, evaporator coil - mid level
- Lennox heater, fan unit, evaporator coil - 1st/3rd floor level

2015

- Jenn Air 36" Gas 5 burner cooktop - downdraft
- New enclosure for AC units

2016

- Modern Day S900r2 central vacuum plus hose
- New double pane windows LR sitting room
- Repair 2nd floor balcony and install new surface
- New LED lighting
- New paint GBR 1, Study, 3rdFL office, garage, laundry room
- New smoke detectors
- New Ecobee thermostat for 1st/3rd floors
- New Ecobee thermostat for 2nd floor

2018

- New Rachio smart irrigation controller

2019

- New alarm system by Comcast/Xfinity
- New Sony 55” XBR55X900F 4K Ultra HD TV (buyer option)

2021

- New security door for butler pantry

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- New Maytag washer and dryer
- New 1/3 floor condenser fan motor
- New Water heaters
- New vacuum breaker for landscape irrigation

2022

- New GE Beverage Center refrigerator
- New energy efficient windows for front and sides
- Rebuilt the pergola and new paint
- New paint on outside railings
- New RBR750 Netgear router plus 2 Orbi satellites

2023

- New 2nd floor AC unit
- New Reme Halo units for air purification
- New Miele M2241SC microwave

2024

- New garage door opener
- New outside paint, gutters, stucco and windows sealing, fence gate, terrace and railings paint
- New light fixtures in MBR, inside lights repaired, walls and cabinets retouched