

# 154 Balfour Drive

## Upgrades During Homeownership

- Crawlspace Encapsulation
- Rodent & Pest Exclusion, including New Metal Ductwork in Crawlspace
- Front Yard Deer-Resistant Landscape Redesign & Replacement
- Landscape Lighting Enhancements
- Back Yard Metal Fence & Gates Installed
- Fresh Exterior Paint
  - 3-car Garage Doors
  - Front Entrance Wrought Iron Railings
  - Garbage Bin Fencing (2-car Garage)
  - Pool Equipment Fencing
  - Crawlspace Entry Doors
  - Pool Railings (Cables Removed, Primed & Painted)
- Fresh Interior Paint
  - 2-Story Foyer
  - Laundry Room #1 (1st Floor)
  - Master Bedroom & Bathroom
  - Four 2nd Floor Bedrooms
  - Laundry Room #2 (2nd Floor)
  - 2-Story FROG Entrance/Stairwell
  - Pool Powder Room
  - Kitchen Cabinetry Touch-ups
- Foyer Powder Room Remodel
- Smart Home Automation
- New DSC Smart Home Security System
  - Easy-to-use Panels
  - Front Yard Camera Added
  - Newly Integrated Smoke Detectors Installed
  - Control4 Cellphone App Configured
- New Audio-Visual Equipment Throughout
- Interior Lighting Enhancements
- New Full-Capacity Washer & Dryer in Second Floor Laundry Room
- New Pool Pumps for Pool Cover
- Front Porch, Sidewalk, and Driveway Brick Tuckpointed
- Wi-Fi Access Points Updated, including FROG
- Master Bathroom Towel Warmer Installed & Central Vacuum Repositioned for convenience

