

# Notable Features & Upgrades

*Approximately \$300,000 in upgrades completed*

## MAIN HOME

- New HVAC
- New roof
- New and added lighting throughout
- Refinished and stained hardwood floors and railings
- Two custom closet interiors
- Formal dining light
- Custom cabinet paint throughout
- Ceiling fan in 2 bedrooms
- New carpet throughout
- 3 new garage door openers
- Storage shelves added to garage
- ADT Security system added - 2 indoor cameras, 3 outdoor cameras & 2 control panels, Ring doorbell camera
- New bedroom carpet
- Ceiling fans in all bedrooms
- Wired for Sonos speaker system throughout
- 3 fireplaces

## KITCHEN

- Custom painted cabinets and island
- Pantry built in added
- New Samsung refrigerator
- New microwave

## BASEMENT

- Finished and extended living space in basement
- Added stacked stage for theater chairs
- Theater surround sound: Dennon receiver, Epson projector, Sub plus 5 speakers, custom built day screen
- 8 leather electronic cinema recliners
- Built-in cabinets for gaming area
- 2 TVs - 50" & 75" for gaming area
- Bar with island
- Under stairs dollhouse added
- Added bedroom with walk-in closet

## OUTDOOR

- New drainage lines in front and back
- New rock drainage
- New Zenzoya grass in front left to replace Bermuda
- Removed overgrown shrubs

## POOL

- Updated or replaced: spa light, heater circuit board, spa auto valve actuator, starter for motor, pool lights with colors, salt system cell, pump, Polaris booster pump, filter pump starter capacitor, pool cartridges, salt system Jandy Trucler

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