



8912 Geranium Cove

ROCKY CREEK

Barton Home Upgrades Since Move-In (Oct 2022)



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MAJOR UPGRADES & IMPROVEMENTS

- All 3 HVAC units are new (1 replaced October 2025 and 2 in May 2026).
- The unit serving the primary bedroom, secondary downstairs bedroom, living room, breakfast room, and kitchen was upgraded to a high-end variable-speed system, replacing the original single-speed unit.
- Both water heaters were replaced.
- Water recirculators were added to all sinks and showers so warm water is available more quickly at certain times of day.
- Front yard landscaping was expanded, and borders were upgraded from metal to limestone.
- Home theater upgraded with a processor and subwoofer, making the system turnkey. Theater includes projector, perforated screen, and 5 built-in surround speakers. (3 are hidden behind the screen)
- Whole-home audio upgraded with a Sonos amp and a wireless zone switcher controlled by app, including outdoor speaker zones.
- Smart lighting added with a Lutron hub plus multiple smart dimmers and switches for app control and programmed lighting.
- BBQ grill: igniter and burners replaced.
- Microwave/convection oven replaced.
- Primary bath shower head replaced to include a hand-wand unit.
- New carpeting.
- New pool and hot tub heater.

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ITEMS THAT COULD CONVEY OR BE PURCHASED SEPARATELY

Available for inclusion with an acceptable offer or for purchase at a modest price.

- Samsung stainless side-by-side refrigerator/freezer in kitchen
- Full-size refrigerator in garage
- Full-size freezer in garage
- Large desk in office
- Ping pong table in game room
- Almost any other piece(s) of furniture could be negotiated as part of the sale

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STANDOUT FEATURES NOT ALWAYS FOUND IN COMPARABLE HOMES

- Outdoor kitchen, including a BBQ Grill
- Greenhouse in backyard
- Herb garden in backyard
- Bathroom vanity at seated level
- Dedicated theater room with 5 built-in speakers and projector
- Hot tub in addition to pool
- Enough covered outdoor living space for a TV above the fireplace, couch, love seat, recliner, and an outdoor dining table with 6 chairs
- 2 attics, including one accessible without a ladder
- Trash compactor
- Two built-in office desks with drawers
- Epoxy floors in both garages
- Dry bar with wine refrigerator
- Library with built-in bookshelves
- Hanging storage shelving in main garage
- Built-in shelving in second garage
- Dedicated angled parking spot in driveway
- Flat backyard with no steps down to pool
- No staircase to enter the house from garage
- Built-in doggie door and fenced yard so small dogs can go out easily during the day
- Cul-de-sac lot
- Wide front and back yards
- Backyard faces Northeast
- Deep double ovens
- Powder room