

LIST OF IMPROVEMENTS

- 1) (Approx May 1984) completed construction remodel for large master bedroom, and sitting area and new fireplace, along with new double shower and full separate bath tub, bidet and toilet, and new double sink vanity area: increasing size of another bedroom in north end of the house, as well as putting in a new full bathroom with shower and tub; adding at the south end of the house a guest bedroom and full bathroom with shower. These additions increased the inside of house to approximately 3746 square feet.
- 2) (Approximately November 2002) completely remodeled kitchen (for the second time) including new custom kitchen cabinets and granite countertops in kitchen, breakfast room, and laundry room; new high-end appliances, including Subzero, Bosch dishwasher, double Décor convection ovens, built in Panasonic microwave (I believe was replaced a few years ago), double stainless steel sinks, a stainless steel warming draw, and a wine cooler (replaced approximately 3 years ago). Installed new flooring chip-proof granite tile throughout these rooms, and new carpeting throughout rest of house,
- 3) 3) Also with this remodel, added a separate heating and air conditioning system for this south side of the house (so now there are 2 zones on separate "smart" thermostats).
- 4) At this time, also replaced entire roof.
- 5) Installed 36 panel solar system on a 20-year "prepaid lease" paying approximately \$20,000 – with no additional payments. Not sure of date, maybe around 10-12 years ago.
- 6) (Approximately 2008) totally remodeled family room, including new bar cabinets, new bar counter, new split-faced marble fireplace (to match master bedroom fireplace), and new wall surfaces. Also added new built-in custom cabinet buffet in formal dining area.
- 7) In 2009, completely renovated pool and spa, including new plaster, tiles, and pool equipment (pool pump has since been replaced).
- 8) (Approximately 2017) remodeled master bathroom with new custom vanity, sinks, and faucets. Also, added custom cabinet built into master bedroom

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wall. Put in brand new custom entertainment cabinet for TV and stereo equipment, and surround sound speakers. Replaced all 5 toilets with new higher Toto toilets. Also replaced built-in wine cooler/refrigerator in kitchen.

9) (Approximately 4 years ago) installed 2 new garage doors and motors.

10)(Approximately 3 years ago) installed two new water heaters.

Addition Features:

1. Twelve rooms, 5 bedrooms, 4 ½ baths, 3 fireplaces
2. Large elevated Master Bedroom with sitting area and fireplace.
3. Quality built-in cabinets, buffet, and entertainment center.
4. Tongue and groove wood ceilings in entryway, living room, and master suite
5. Pool (approx. 20 X 40) with raised deck and Spa
6. In-wall vacuum system throughout house
7. Paved driveway, entryway, walkways, and patio
8. Thirty-Six panel solar – No electric bills (with annual refund approximately \$100)
9. Pella sliding doors and kitchen counter garden window
10. Plantation shutters
11. High-end storage cabinets in 3 car garage
12. GVHA annual dues \$25.
13. If you agree, I will include Kawai baby grand piano, exercise equipment, washer & dryer, and Samsung big screen tv in the sales price (with other furniture negotiable).