

Sellers List of Upgrades & Property Improvements

Major Systems

- Roof updated (2026) – approx. \$25K investment
 - Lennox HVAC system with updated ducting and heater (2018)
 - Water heater (2017)
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Interior Improvements

- Laminate flooring throughout
 - Recessed lighting
 - Remodeled primary bathroom
 - Refreshed interior paint
 - Upgraded appliances (stove, microwave, dishwasher)
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Exterior & Lot Features

- Custom paver driveway and front patio
 - Updated landscaping with retaining wall and improved front yard design
 - Mature trees providing privacy and shade
 - French patio door for seamless indoor/outdoor living
 - Backyard fire pit and entertaining area
 - Concrete patio/flatwork for usable outdoor space
 - Extended driveway with RV parking potential
 - Conduit installed for future spa
 - Detached shed / storage structure
 - Well maintained lawns and plants
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Land & Location Highlights

- Approx. 0.84-acre lot with multiple flat, usable areas
- Elevated lot with neighborhood and meadow views
- Close proximity to Meadowview trails and open space