

Preliminary Property Improvements Disclosure

Seller acquired the property in 2018. The property underwent substantial renovations and improvements primarily during approximately 2019–2020..

Main Residence: Improvements included roof repairs/replacement, windows and doors, kitchen and bathroom remodeling, interior ceiling modifications, enclosure/improvement of an existing covered porch, flooring, painting, and other general interior and exterior improvements. Permits were obtained for certain portions of the renovation, including roofing and window/door work. Seller does not represent that permits were obtained for all renovation work.

Certain portions and improvements of the property existed prior to Seller's ownership, including a finished basement/bonus area and a small addition/extended area of the main residence. Seller performed primarily cosmetic improvements to the pre-existing basement/bonus area. Seller does not know the permit history of improvements that predate Seller's ownership.

Pool & Exterior Areas: Improvements to the property also included landscaping and general improvements to the yard and pool areas.

A separate pool recreation room was constructed during Seller's ownership without permits. The pool recreation room includes a sink and bathroom/shower and is not represented by Seller as permitted living space or an ADU.

This preliminary disclosure is being provided so prospective buyers are aware of these conditions prior to submitting an offer.

Building Sketch

