

1288 Londonderry St

Roof- Replaced 2003 & 2021. 2021 new Owens Corning 50 Year Roof and new skylights 2022. \$27,000

Windows/Sliders/French Doors-Front Security Screen Door 2013
Windows are composite, dual pane, laminated with low E and are extremely quite 1999. glass replaced on bay windows in 2011.
Bay windows are made by Botanica. Alumicore slider in Primary bedroom 2003.

Furnace and Ducting- New Installed 5/2023. Goodman 3 ton 16 seer high efficient HVAC System. Asbestos removed and abated. Air Scrubber air quality device installed, All new duct work and dampers with 8 runs. \$27,245. Air Ducts cleaned on 6/25
Filter Size 16x25x1. Serviced every year, next service due November.

A/C & Coil-Goodman 2023, New with Air Scrubber, see above.

Insulation-Blown in attic, plenty of insulation

Pest Control Service- Lloyds regular service, Fumigation 2013

Attic-very clean, blown in insulation, new HVAC ducting

H2O Heater- 9/2024 Bradford and White w/expansion tank and Flow Tech Anti Scale system and all the extras. \$3292 for h2O + \$3150 for Flow Tech=\$6442. Serviced every year, next service due November.

Plumbing- New clean out 2026. New mainline liner to city connection 2026 \$13,000. 6 new shut off valves to sinks and toilets and braided supply risers installed in bathrooms and toilets 8/24 \$1600
Copper plumbing, some updated ABS under house.

Clean out- Yes new 2026

Paint Inside- Dunn Edwards Swiss Coffee and White. All walls painted, door jams, window sills and closets, Kitchen and Dining area ceiling painted white. Wall paper removed in dining living room area and hall way. \$8,000 8/29/2026

Kitchen- KitchenAid combo microwave/self cleaning convection oven 2011 \$3,000 never used. Jenn-Air gas grill/cooktop with downdraft system. KitchenAid Dishwasher 2019, Whirlpool Refrigerator In-Sink-Erator garbage disposal. Remodeled 1991 with solid wood oak cabinets, some glass doors and tile countertop and back splash. Deep kitchen sink, built in cutting board, plenty of storage and a new opening sky light 2022.

Living Room- refinished wood flooring 2026, new paint, dual pain windows, gas fireplace, new receptacles, switches and covers.

Dinning Room-New paint, new receptacles, switches and covers, ceiling fan bay/garden windows

Bonus Room-N/A

Bedrooms 1,2,3-refinished wood flooring 2026, new paint 2026, dual pain windows, cedar floors in closet, wood grain style doors, new receptacles, switches and covers.

Bathroom 1-New Kohler Toilet 4/24, \$2741 for both bathrooms, Jacuzzi Tub and shower. Updated shut off valves to sink and toilet with braided supply lines 2024. remodeled 1991. New opening skylight 2022

Primary Bedroom-refinished wood flooring 2026, new paint 2026, sliding glass patio door to adjacent outdoor patio, cedar floors in closet, mirrored closet doors, wood grain style doors, new receptacles, switches and covers.

Primary Bathroom- New Kohler Toilet 4/24, \$2741 for both. Shower w/ glass inclosure.

Updated shut off valves to sink and toilet with braided supply lines 2024. remodeled 1991. New opening skylight 2022

Room-No

Loft-No

Closets- Cedar floor, standard interior with shelves and light, wood folding doors and mirrored doors in Primary

Flooring- Hardwood floors completely sanded and refinished \$5,000 9/2026

Ceilings-Popcorn except Kitchen, Dinning and Bathrooms

Molding, Base Board, Trim and Doors- wood baseboards, oak door and window casing, woodgrain style doors

Smoke Detectors/CO2- Yes

Electrical-Updated and Permitted Electrical panel 2001 200 amp. Paid for Solar 2022. New receptacles, switches and covers \$1,400 2026 Home is grounded.

Lighting- Interior has updated LED lighting in the closets of the bedrooms 2026. LED updated in kitchen 2026, LED exterior lights 2026. Some Solar exterior lighting with security lights.

Outside Exterior Stucco, Paint, Exterior paint and stucco 2019, Texcote “Cool Wall” of complete stucco and wood walls done 9/21 \$17,000

Driveway- Stamped and stained concrete, kept up almost every year

Rain Gutters-Rain Gutters JC Rain Gutters 2003, gutters serviced and upgraded with Leaf Filter 5/2025 \$4500

Garage- New Insulated Garage Door & opener with upgraded rollers, hinges and torsion springs and opener 9/23- 9/25 \$5,254
Samsung Dryer 2023 \$1000, Whirlpool Washer 2016 \$784

Landscaping-Apple Trees, Lemon Trees, Mint, large Stag Horn Ferns, Gardenias, Melaleuca Tree or Showy Honey-myrtle, Disney Roses, Poinsettia, Geraniums, Lavender, Santa Barbara Daises

Security- Ring Door Bell Camera, Avigilon IP security cameras on house using CAT 5.

Patio cover- Some Small trellises 2003

Back Yard- beautifully landscaped with Apple tree, Lemon tree, Mint, large Stag Horn Ferns, Jasmine, Ficus trees, access gate to the park, possible RV access or other vehicles, above and in ground endless pool system, water feature, sitting areas with trellises. Pebble tech 2014

Fencing-Wood Fence 114' on left side 2003, rest is block wall

RV Access-Could Be

Solar-Yes, Green Living 2022 paid for. 2.84 KW \$15,800

Pool- 2001 “Endless Pools Swim System” 8’ x 14 w/ deeper option and TREX Deck \$19,000 pool heater 2006 \$1250, Pump 2011, new filters and hydraulic fluid and hoses \$500 2026. Service 2026 \$500

Permits- Yes, Pool, Electrical, Roof, Plumbing, Solar. Tessa on line.