



Upgrades & Features

ROOF	2003 Original
HVAC	➤ Primary Wing-3 TON 16SEER Coil and Condenser replaced 2022 ➤ Main Areas/Secondary Bedrooms- 5 TON Original
FURNACE	➤ Primary Wing- Replaced blower and capacitor in 2023 ➤ Main Areas/ Secondary Bedrooms- Original
WATER HEATER	2018-Two (2) 50Gallon
STOVE/COOKTOP	2026 NEW GE Gas 5 burner
OVEN	2026 NEW GE
DISHWASHER	2026 NEW GE
INTERIOR PAINT	2026 Full interior
EXTERIOR PAINT	2026 back porch posts, ceilings, exterior doors
GUTTERS	NA- Bull rock creekbeds for eco-benefit/erosion control/aesthetics
FLOORING	2003 traditional solid hardwood bamboo (not strand woven) 2003 Tile in bathrooms & laundry 2026 NEW carpet in living areas & bedrooms
Exterior Features	➤ Backporch plumbed for gas, water,sewer for outdoor kitchen ➤ Hot/Cold water faucet near garage & driveway for dog/car washing ➤ Oversized gas line for future generator ➤ Concrete pad & breaker subpanel box ready for pool equipment
Garage	Oversized 3 car with added depth and width for large SUVs/trucks, understairs closet,mud sink & access to interior workshop
Attic	Private stair entry, 20'x20' decked, plumbed for half bath, HVAC venting ready with zone control thermostat, additional storage area can be closed off, catwalk access to HVAC systems
EXCLUSIONS	Personal property in garage and decorative Planter Pots in front rock beds (5 blue, 1 white)