



14 FAIR BLUFF COURT

PROPERTY UPGRADES & MAINTENANCE HIGHLIGHTS

The Lakes at Cross Creek Ranch | Waterfront Cul-de-Sac | Gated Community

Updated for comfort. Designed for entertaining. Maintained for peace of mind.

ONE STORY	2,866 SQ. FT.	3 BEDROOMS	3.5 BATHS	3-CAR GARAGE	2013-14 BUILT
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PROPERTY UPGRADES & FEATURE HIGHLIGHTS

Updated Interior & Kitchen | 2020-2021

- Light gray and white finishes paired with luxury vinyl flooring throughout for a bright, cohesive look.
- Remodeled kitchen with thick No. 3 “Alma” granite, white cabinetry, glass-tile backsplash, walk-in pantry, and custom roll-top coffee station.
- GE Café 5-burner gas cooktop, French-door double oven, Café dishwasher, and exterior-vented hood.
- Bosch refrigerator in a framed cabinet-depth niche, supplied by the under-sink reverse-osmosis system.
- Restoration Hardware pendants and dining chandelier.

Major Systems, Comfort & Storage

- Whole-house Generac generator with automatic transfer switch installed in 2021; annual service completed July 2026.
- Carrier Infinity air conditioner and heater replaced in 2022 with Infinity controller.
- Whole-house tankless water heater plus Culligan chlorine-removal, soft-water, and reverse-osmosis systems.
- Spanish tile roof.
- 20 x 36 ft. 3-car garage with tandem-style third space, coated floor, 12+ ft. ceiling, and two overhead platforms for storage.

Resort-Style Pool & Waterfront Setting | 2019

- 20,500-gallon saltwater pool with attached spa, fountains, bubblers, and two natural-gas fire bowls.
- Hayward equipment includes a variable-speed main pump and a separate pump serving the fountains and bubblers.
- Dedicated natural-gas heater plus a heat-pump chiller for comfortable water temperatures across the seasons.
- Pool equipment has received continuous professional service from a dedicated Hayward technician.

Covered Patio, Pergola & Mosquito Control

- Enlarged covered patio with automated retractable screens, two outdoor-rated Big Ass Fans, and programmable color LED perimeter lighting.
- Custom rough-cedar two-post pergola with a full-size cedar mattress swing.
 - Automated perimeter mosquito-control misting system serving the house and landscaping, programmed twice daily for 60 seconds.

SERVICE & MAINTENANCE RECORD

Major improvements and ongoing service programs supporting comfort, reliability, and long-term care.



The service history reflects scheduled system upgrades, ongoing professional pool care, and prompt attention to maintenance items.

IMPROVEMENT & SERVICE TIMELINE

	IMPROVEMENT / SERVICE
2017	Culligan whole-house chlorine-removal and soft-water systems installed; under-sink reverse osmosis plumbed to refrigerator water and ice. Garage floor coating and overhead storage platforms added.
2019	20,500-gallon saltwater pool and attached spa constructed. Automated perimeter mosquito-control misting system installed.
2019-2020	Enlarged covered patio completed with automated retractable screens, outdoor-rated fans, and programmable LED perimeter lighting.
2020-2021	Kitchen remodeled with GE Café appliances, Bosch refrigerator niche, granite, glass tile, and custom coffee station. Exterior repainted.
2021	Whole-house Generac generator and automatic transfer switch installed.
2022	Carrier Infinity air conditioner and heater replaced, including Infinity controller.
	Pool equipment is continuously serviced by a dedicated Hayward technician.
	Generac annual service completed, including oil and spark plugs.

ADDITIONAL PROPERTY HIGHLIGHTS

- Three bedrooms, each with a private en-suite bath and shower.
 - Primary suite and main living spaces are positioned to enjoy peaceful lake views.
 - Low-E picture windows and luxury vinyl flooring throughout.
- Large organized primary closet with drawers, shoe storage, and double hanging.
 - Fiber internet to the home with Cat5 wiring to each room.
 - Lit attic with pull-down access and full standing height at the ridge.