

KELSEY CASEY

Properties

Recent Improvements & Major Upgrades: 14 S Rambling Ridge Place

New Roof (2021) – Provides added peace of mind and long-term durability.

TRANE 5-Ton, Two-Speed Heat Pump HVAC System (2023) – Approx. \$21,000 Investment – • High-efficiency

TRANE 5-ton electric heat pump system

- New electric air handler with 15KW auxiliary heat
- New equipment pad and electrical whip
- New plenum and start collars
- New secondary drain pan with overflow safety shut-off switches
- Old copper line set removed and replaced with a new 1 1/8" copper line set
- New control wiring installed for two Wi-Fi thermostats and condenser unit
- Two programmable Wi-Fi smart thermostats installed
- Added supply air duct and sidewall grille to improve kitchen airflow
- Installed crossover duct between downstairs room and bonus room for enhanced comfort and balanced air distribution

Water Heaters – Replaced in recent years.

Garage Door Opener – Installed in recent years for added convenience.

Expanded Backyard Patio – Additional concrete added to create more functional outdoor living and entertaining space.

Sprinkler System Overhaul – Front and side irrigation system updated and improved. Plumbing has already been extended to the backyard, making future rear-yard sprinkler installation quick and convenient.

Backyard Tree Removal – Approximately \$8,000 invested to remove mature trees, creating a cleaner, more usable backyard space.

Please Note: This information has been provided by the homeowner. Kelsey Casey Properties, its agents, and affiliates make no representation or warranty as to its accuracy. All information to be independently verified by buyer.