

25214 Piney Heights Upgrades:

New Roof - 2026

2 New 40 Gallon Hot Water Heaters - 2026

New dishwasher and microwave - 2026

New Front Door 2024 with Code Pad Entry

New fence and gate - 2024, stained with rot boards (double rot boards on back that borders estate section) and cap – no neighbors helped pay for it so all nice sides face yard. Also replaced neighbors front facing fence and other neighbor's gate.

Installed 10 Zone Sprinkler System with Wifi Racchio Smart Sprinkler Controller (can be controlled with Alexa and App) with built-in Weather Intelligence software to track local forecasts and skip watering cycles automatically. Includes 2 extra exterior faucets. Includes drip systems for hanging and potted plants around back patio and front patio.

Installed Gutters on house along all of backyard

Enhanced back patio: extended concrete slab and installed upgraded wood-style tile on whole patio

Installed Granite gravel patio

Custom Sheet Water Fountain RGB Light and with planters on both sides

Backyard exterior uplighting on trees

New Wifi Smart Silent Drive (No chain) Garage Door Openers on large garage door (Controlled by Code Pad, Hand Controller and App)

Custom Double 9ft tall (4 Doors) Barn Doors on the office

Custom 9ft tall Garage Hall Entry Door

5 Custom In Wall Cubbies for jackets, purses, hats, keys, umbrellas, and more in the Garage Hallway

Smart Wifi A/C Controllers Downstairs and Upstairs (Controlled with Alexa and App)

Custom Paint on 2 Large Entry Wall Niches, Custom Paint on Master Hallway Niche, Custom Bas-Relief on Dining Room Wall

Installed Wood floors in master transition hallway

Custom 2 story curtains (6) by front door and on living room wall

Installed Gas Logs in the Living Room Fireplace

Upgraded Kitchen Sink

Updated Fans in Living Room, Master, Game Room, Back Porch and Bedrooms

Updated Light Fixtures in Entry, Dining Room, Kitchen above sink, Breakfast Room, Master Bathroom Chandelier, D/S Guest Bathroom, Stairs, Media Room, Loft, U/S Guest Bath, Laundry Room

Installed 3 Exterior Driveway Auto Night On Light Fixtures with Edison Bulbs that brighten with movement. And 1 Dummy light on front porch to match décor.

Installed 3 Exterior Power Plugs on the 3 Driveway Columns

Motion Sensor Light in Garage Hallway

Prewired Patio Speakers into living room

Prewired for Living Room Wall Speakers

Prewired for Master Bedroom Wall Speakers

Media Room Surround Sound – (Subwoofer staying with the house)

Gate on Stairs with both downstairs and upstairs attachments (can be moved to either location as needed) (Staying with the house)

Upgraded faucets in D/S Guest Bathroom, Kitchen and U/S Bathroom

Installed little pull out drawers in kitchen

All toilet seats new slow close

New mirror and towel bars/hooks in Guest Bathroom

Bead board wall and hooks in U/S Guest Bath

Built In Above toilet cabinets in U/S Guest Bath and Master Bath

Built in Cabinets and wall shelves in Laundry Room.

Floor Drawer cabinet units in Laundry Room

Medicine Cabinet in entryway closet

Cabinet knobs in kitchen, d/s guest bath

Original Owners

Housekeeping Service Cleaned every 2 weeks for 19 years (except 6 months during covid)

Can come with House:

Front Wall Mirror

Wood Office Furniture (3 Desks, Glass Hutch, Metal Hutch, 2 Bookcases, File Cabinet)

Notes:

Items removed but are stored inside and in excellent condition: 2 Doors (Master closet and Laundry Room) and 3 Living Room 2" Wood Blinds,