



RECENT IMPROVEMENTS

14 Stonegate Drive

The seller reports completing the following repairs, upgrades, and maintenance items since 2016:

INTERIOR & ARCHITECTURAL UPDATES

- Added crown molding throughout the first and second floors.
- Installed a new entry-hall light fixture.
- Sheetrocked over the pickled wood paneling in the downstairs study and added a ceiling fan.
- Carpeted the stairs.
- Added built-in bookcases and cabinetry around the television in the upstairs den.
- Added ceiling fans with light kits and recessed can lighting throughout the upstairs rooms.

PRIMARY SUITE

- Completely remodeled the primary bathroom, including Carrera marble flooring, new fixtures and finishes, built-in drawers, and expanded closets with adjustable shelving.
- Installed new light fixtures and ceiling fans in the primary bedroom, bathroom, and closets.

KITCHEN, BREAKFAST ROOM & BAR

- Added custom quartz countertops to the breakfast-room cabinetry and installed a new light fixture.
- Added a dedicated baking-sheet and cutting-board organizer above the microwave.
- Installed a new dishwasher (2025).
- Installed an under-sink reverse-osmosis water filtration system in the kitchen.
- Added two glassware display cases in the bar area.
- Installed a bar faucet/ice filtration system, icemaker, and wine-and-beverage refrigerator (2025).

LIVING, DINING & POWDER ROOM

- Installed new brass light fixtures in the den.
- Added a gas-line option to the fireplace.
- Applied tinted film to the den windows to soften afternoon sun exposure.
- Added new wood trim and new glass at the dining-room windows and installed HardiePlank beneath the exterior windows (2022).
- Updated the powder room with a new mirror, sconces, sink and brass fixtures, lavatory, quartz countertop, and custom faux-painted walls.

LAUNDRY & STORAGE

- Reconfigured the laundry-room walls and door and installed new quartz countertops and cabinetry to maximize storage.
- Installed washer and dryer (2016).

UPSTAIRS BEDROOMS & BATHROOMS

- Reconfigured the former Jack-and-Jill bath serving Bedrooms 2 and 3 so that each bedroom has its own en-suite bathroom.
- Updated Bedroom 2 bath with Carrera marble flooring, new lavatory fixtures, countertop, cabinetry and drawers, a linen cabinet, new toilet, and spa bathtub.
- Updated Bedroom 3 bath with a new toilet, linen cabinet, and Carrera marble tile; also added blackout-lined draperies and new double doors facing the balcony.
- Separated the former shared bathroom between Bedrooms 4 and 5.
- Built a dedicated en-suite bathroom for Bedroom 5 with Carrera marble flooring and a linen wall cabinet.
- All upstairs bedrooms now have en-suite bathrooms.

MECHANICAL, ELECTRICAL & HOME SYSTEMS

- Installed two tankless water heaters - one in the garage closet and one in the attic.
- Installed a Cummins C40N6 commercial-grade, liquid-cooled natural-gas generator serving the entire main house and pool house (2022).
- Expanded the irrigation system.

GARAGE & WORKSPACE

- Added a handyman workshop desk in the middle garage bay.

FRONT EXTERIOR & LANDSCAPING

- Removed four large pine trees located close to the foundation.
- Added two Little Gem magnolias, four crepe myrtles, a chaste tree, and additional shrubs and ginger plantings.
- Reshaped the front walkway and installed new front lanterns.
- Resurfaced the front doorstep/platform and the side kitchen-door breezeway with flagstone.
- Enhanced front jasmine beds with moss roses and planted drift roses in the front planter boxes.

BACKYARD & OUTDOOR LIVING

- Added six Little Gem magnolias, two crepe myrtles, multiple rose bushes, approximately five to six chaste trees, and additional landscaping.
- Fenced the yard area behind the pool house and created raised garden beds.
- Installed switched decorative globe lighting in the oak trees over the patio area.

POOL HOUSE

- Replaced damaged parquet flooring with wood-plank flooring.
- Remodeled the stage area and updated interior light fixtures.
- Installed exterior lanterns at the driveway-side and rear doors.
- Replaced the double doors facing the pool.

SELLER-PROVIDED INFORMATION

The foregoing information was provided by the seller and is believed to be accurate; however, Martin Collum Real Estate has not independently verified the reported work, dates, scope, permits, warranties, or condition. Buyers should independently verify all information to their own satisfaction, including through inspections and review of supporting documentation.