RE/MAX PREFERRED

# THOUGHTFULLY UPDATED. BEAUTIFULLY MAINTAINED.

## 194 CROOKED STICK PASS | THE BROADLANDS

A collection of meaningful improvements, modern comforts and attentive care.

### 2022 | RECREATION & COMFORT

- Installed 220-volt electrical service and hot tub
- Installed lower-level golf simulator

### 2023 | INTERIOR ENHANCEMENTS

- Updated lighting throughout key main-floor spaces
- Replaced water softener
- Updated hinges, door levers and cabinet hardware
- Repainted most main-floor rooms

### 2024 | EVERYDAY LIVING

- Refreshed guest bathroom with new finishes and fixtures
- Installed washer, dryer and laundry sink/faucet
- Updated kitchen faucet and undercabinet lighting
- Installed deck railing and restained deck
- Replaced central A/C system and thermostats
- Added 220-volt power in garage

### 2025 | CONTINUED INVESTMENT

- Installed kitchen reverse-osmosis system
- Replaced living-room windows, dining-room window and lower-level sliding door
- Repainted lower-level family room
- Installed luxury vinyl plank flooring in golf office
- Enhanced front yard with drainage, pergola, mulch and lighting
- Replaced water heater

### 2026 | RECENT UPDATES

- Refreshed lower-level bathroom and powder room
- Installed refrigerator, gas cooktop and downdraft vent

### 2026 | COMPLETED MAINTENANCE

- Repaired/replaced affected exterior siding and trim
- Completed attic bat mitigation
- Roof evaluated; repaired two loose shingles
- Removed shrubs and landscaping too close to exterior
- Retaining wall evaluated by engineer; completed recommended epoxy injection and urethane caulking of cracks and joints

## DOCUMENTED CARE. ADDED PEACE OF MIND.

2026 contractor records and the September 24, 2026 retaining wall engineer report are available for buyer review.