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## FACTS

Home is 1271 sq.,ft. , Lot is 6970, 3BDM, 3BA, two master suites, one bedroom used an office Private Pool, Two car garage, property has had many improvements during the last few years.

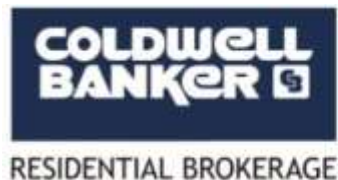
## IMPROVEMENTS

### *Living Room*

- New front door
- New channeled glass window
- New Floors
- Recessed lighting and switches updated
- Wall sconces
- New doors to bedrooms and office
- New sliding glass door
- Paint
- Window coverings
- Fireplace has new surround and hearth

### *Kitchen*

- Room was reconfigured and bar to living room removed
- All new cabinetry
- New appliances
- New sink
- New lighting
- New Floors
- Switches can turn on lights from several locations
- All old plumbing was abandoned and new lines installed



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## IMPROVEMENTS

### *Master Bedroom*

- Room was reconfigured to create walk-in closet
- All new windows
- New Window coverings
- New Carpet and paint
- Sconces
- Extra wall air conditioner unit

### *Master Bath*

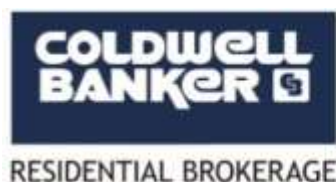
All new cabinets, sinks, toilet, channeled glass door, storage cabinet, tile floor, window, lighting, mirrors, walk-in shower and accessories, electrical upgrades, new plumbing

### *Second Bedroom*

- Built out closet
- New carpet
- New windows
- New Carpet and paint
- Window coverings
- Extra air conditioner unit

### *Second Bath*

All new cabinetry, sink, mirror, lighting, tile, toilet and accessories, new plumbing



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## IMPROVEMENTS

### *Office/3<sup>rd</sup> Bedroom*

- New closet glass doors
- New door between 2<sup>nd</sup> bedroom and office
- New carpet and paint
- New sliding glass door
- Window coverings

### *3<sup>rd</sup> Bathroom*

New tile floors, walk-in shower, new door in shower that opens to pool, new toilet, cabinetry, mirror and lighting, new window over toilet, new bi-fold doors, electrical upgrades and plumbing upgrades

### *Garage and Other*

- New garage door
- New opener
- Built-in cabinets
- New back door with window
- Laundry was separated with new partition wall and tile floors
- All heating/air ducting cleaned and serviced regularly
- Roof was re-roofed in 2004 (photos on file)
- Installation of security alarm system for the home



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## IMPROVEMENTS

### *Outdoors*

- New walkways and extensive landscaping changes
- New fencing and gates
- Re-did back patio adding storage closet and ceiling fan
- Resurfaced and upgraded pool with new equipment and heater
- New deco walls with tile and cultured stone
- New exterior paint with addition of cultured stone to face of house and garage
- Completely removed and installed new driveway
- Exterior lighting front and back
- All new irrigation
- New water lines to the street
- New mailbox with addition of stone