

- New water heater installed in 2009
- New Air conditioning system consisting of a Trane outside and inside unit along with all new copper lines.
- Radiant heat barrier sprayed in the attic
- New stainless steel dishwasher installed in May of 2012
- New stainless microwave installed in September of 2012
- Wireless home security system that does not require a phone line
- Video surveillance system consisting of an 8 channel DVR and cameras all piped in underground on the property. This can all be viewed from the office that is displayed on its own screen.
- 120 volt power and communication conduits ran underground to the trees on the driveway and front yard of the property. This makes it easy to use holiday decorations that require power or other means such as electric weed eater.
- The upstairs portion of the detached building is wired and just needs to have insulation and sheet rock to complete it. It also has its own heating and air conditioning package unit that is currently hooked up and operational.
- The electric service to the house has been upgraded from a 200 amp to 320 / 400 amp continuous feeder with (2) 200 amp panels in the garage for the house, (1) 100 amp panel for the outside items such as lighting and exterior outlets and a 125 amp service to the detached garage. The overhead electrical line was taken down and routed underground from the telephone pole across the driveway. The house is already wired in with an automatic transfer switch in case the power is lost to the house. The only thing needed to complete this is to set a generator. The feed from the house to the generator is already piped in underground to the location of where the generator will set next to the propane tank.
- Pipe fence was installed around the property. Almost 20,000.00 was spent on this portion. The only thing needed to complete is a front gate to which power is already present.
- Metal halide lighting was distributed up in the trees to which it gives off a nice glow at night. Approximately 14 fixtures. This was installed when the underground power and communications / security conduits were ran. This was around a 25,000.00 upgrade at the time.
- Fresh paint throughout the house.
- All receptacles and switches have been upgraded to 20 amp devices along with dimmer switches and can lights for an added touch.
- The garage on the house was completely re insulated, sheetrocked and in the process of painting and completing the cedar wall in one area.
- The house has a well that puts out much needed water to help aid in watering the lawn, washing the car, or watering the landscape. Currently all that it needs is a new holding tank for that the old one rusted out on the bottom. As of right now we just use it to water the lawn and plants.
- Roughly 3,000.00 was just spent on landscaping in the front and back of the property.
- Very nice neighbors with the confidence of knowing that know one else will every build around you.
- Cedar privacy fence installed in 2011
- no city taxes