

Upgrades and Replacements Implemented During Seller's Ownership

- A/C condensers and air handlers**
- Various lighting fixtures**
- Conversion of poorly designed living room into a formal living room and dining room**
- Remodel baths (new toilets, sinks etc). Granite countertops installed in two baths**
- Swimming pool resurfaced. New tile and coping. New pump**
- Extensive stone decking installed in front and rear of house**
- Remodel guest house**
- Fabrication of a three car garage with automatic cedar doors**
- Interior door replacement, several with custom or antique**
- Replacement of all bath and kitchen fixtures**
- Erection of perimeter fencing around main and guest house**
- installation of antique fireplace mantle in main house**
- Installation of hardwood flooring**
- Total carpet replacement**
- Replace all hot water heaters (main house served by two tankless gas units)**
- Rebuilt and replaced sprinkler system including automatic controls**
- installation of custom exterior cedar shutters on main and guest House**
- Repaint total house exterior and interior**
- Replace one septic system and install new lateral lines on two tanks.**
- Window replacement with new double pane custom units**
- construction of exterior entertainment area with fireplace and cedar pergola**
- Implementation of extensive exterior architectural design modifications**