

List of Upgrades from Seller:

2019 – Complete HVAC Upgrade:

 New interior and exterior Unit

 New smart thermostat Installed

 New Ductwork - Old ductwork removed and replaced

2019 – New Insulation Installed - Old Insulation removed and replaced

2019 – New Electrical Panel and sub-panel installed with upgraded service

2019 – New 30 gallon gas water heater installed

2021- New Kohler Low Flow Toilet installed in Primary Bathroom

2021 –New GE Side by Side Refrigerator with ice and water in door, Stainless Finish

2021 -New High End Gas logs for Fireplace

2024 – New Stainless Steel Dishwasher Installed

Items performed by HOA:

2022 All new exterior paint

2024 New Heavy Duty Composition Shingle Roof Installed

2025 North Side Swimming Pool and Deck completely resurfaced, 2nd pool to be completed in
2026