

EXTERIOR

- Approx 2800 ft of new decorative and coated anchor fencing added
- 2 electronic gates with telephone and keypad access
- New brick decorative front columns added
- Added BBQ kitchen counter top on lower patio-Hard wired to gas line
- New screens and motors installed on lower patio
- 60Kw natural gas generator (will power the entire property completely)
- 2 automatic generator transfer switches (will provide power automatically within 25 seconds)
- Fully repaired and overhauled underground sprinkler system to reach every corner of property
- New whole house water pump installed under house to achieve top notch water pressure throughout
- Most exterior house lights on sensor or landscape clock
- Installed 800 sq ft dog run/pen with top and access through wall in house (can be easily removed and restored to original if desired)

SECURITY

- State-of-the-art home security system with cellular backup as well as text to phone whenever there is an opening, closing or event
- 36 security cameras (Day/night infrared) including 3 license plate capable cameras
- Added in home motion and glass break monitors to alarm system
- Approx 21,000 ft of CAT5, CAT6 and coaxial security cables buried to both front gates and to backyard and to under house
- Installed new inground landscaping lighting (approx 30 spot lights, on/off light sensors to highlight certain areas of the property and enhance camera view at night)

POOL

- New pool heater
- New pool pump
- New Polaris pump
- New pool liner
- New waterfall pit (dug out, re-lined and re-stoned)
- New waterfall basin (re-cemented and painted with epoxy paint)
- New pool equipment weather protective overhang
- Stereo speakers installed on the back of house
- Canopy installed over open portion of pool house

INTERIOR

- All interior floors upstairs and downstairs stripped and redone
- Every wall stripped of wallpaper and painted

- Every ceiling in house repainted
- Removed teak kitchen island counter and sent out to de-oiled, polished and stained to high gloss finish
- 2 new water heaters
- 2 new AC unit condensers
- Approx 2800 ft of interior house wiring run (CAT5-CAT6-coaxial) which supplies interior cameras-WIFI and hard-wired modem connections to every room in the house
- Changed 4 of the 5 fireplaces to electronic easy start ignition
- Refurbished the in-home intercom system
- Whole house surge protection added
- Added 2 in sink garbage disposals
- Viking professional stove refurbished (disassembled, cleaned and parts where needed)
- Coated garage floors with special epoxy paint
- New dishwasher
- 7 fans added and 4 fans replaced (interior & exterior)
- Surround speakers installed into master bath, master bed, living room, massage room and spa room
- Added separate electrical panel in spa room in order to accommodate 7 Directv DVRs throughout house
- Replaced steam main unit in master bath shower
- Installed electrical outlets in master bath drawers for dyers, etc.
- Wine closet created by front door
- Added OTA tv antenna in case of storms or local tv station disputes

Well over \$400k spent in upgrades and added amenities since 2012