

## Updates and Improvements \* 235 Timucua Trail 2023 & 2024

### EXTERIOR

- New landscaping - 600+ Pachysandra, Japanese split-leaf maple, hydrangeas, and other easy-maintenance plants
- Tree Trimming Wyatt Tree Service, clearing for mountain view - 2023 \* Additional view tree trimming - 2024
- New Metal Roof includes Leaf guards, flashing, gutter guard removal/replacement/repairs
- Three exterior frost-free hose bibs
- LP Gas Tank connections for generator and outside rear deck grill
- Exterior driveway solar cell lamp post
- Stone wall replacement and gravel on the west side
- Keyless Door Locks (front door and basement)
- Brass door handles
- **Carpentry**
  - Replacement of top railings & metal caps on all decks
  - Larson insulated storm door lower level
  - Rebuilt lower exterior staircase
  - Deck - Trex Material
  - Sand & paint lower deck
  - Front porch step overhead extension
  - Paint upper deck and porch
  - Install plywood under the upper deck

### INTERIOR

- **Plumbing**
  - Replacement of the lower macerator pump
  - New combo shower fixture/temp controls in the Primary bath
  - New Kohler toilet in half bath
  - New Kohler commercial kitchen faucet
  - Replaced both kitchen drains
- **Kitchen**
  - New appliances
    - Asko dishwasher
    - Bosch Induction electric range
    - GE microwave
    - GE refrigerator
  - Decorative tile installed
  - Stainless-steel pull-out racks/adjust doors in kitchen cabinets
- **Fireplace/Wood Stove**
  - Extended stainless-steel chimney above roof hip
  - New stainless steel chimney cap
  - Replace firebox steel tubing, parts, and labor

### GENERAL

- **Electrical**
  - New Electrical Sub Panel inside garage for 220V Equipment
  - New receptacle junction boxes
  - Electrical vehicle car Charge Point
  - New overhead LED lighting in the garage
  - CAT 6 cable to all internet connectors - parts and labor
  - Google Nest heating/air HVAC control system installed.
  - Full house surge protector installed
- West Carolina Water Treatment System
- Commercial whole-house dehumidifier and vents, plumbed to outside