

# ***SUNDOWN TRAIL IMPROVEMENTS***

## ***KITCHEN***

1. Replaced backsplash
2. Replaced faucet
3. Refinished and reupholstered kitchen stools
4. Installed new stove and microwave
5. Painted
6. Professionally polished counters

## ***HALF-BATH***

1. Replaced toilet with two-flush, low flow style
2. Installed pedestal sink
3. Baseboards & crown molding
4. Wall paper
5. Installed skylight

## ***LIVING ROOM***

1. Baseboards
2. Vertical blinds
3. Window panels
4. Painted

## ***DINING ROOM***

1. Blinds
2. Baseboards
3. Painted

## ***FAMILY ROOM***

1. Replaced sliding doors
2. Baseboards
3. Created red brick patio
4. Replaced carpet

### ***LAUNDRY ROOM***

1. Relocated laundry room to where a half-bath was previously
2. Replumbed
3. Rewired
4. Added cabinets and sink
5. New window and window treatment
6. Tiled floor

### ***GUEST BATH ROOM***

1. Remodeled into a full bath
2. Rewired
3. Replumbed
4. Replaced floor
5. Enclosed water heater and well pump
6. Replaced window

### ***LOWER GUEST BEDROOM***

1. Replaced windows
2. Baseboards
3. Window treatments
4. Paint
5. Fan

### ***LOWER LEVEL***

1. Refinished walls
2. Added a sump pump
3. Rewired
4. Replumbed
5. Designed and built kitchen with cabinets, sink, refrigerator, tile floors
6. Shelving for interior heated storage

### ***MASTER BEDROOM/BATHROOM***

1. Removed drywall, insulated, designed and constructed entire space
2. Installed two 6 foot sliding glass doors
3. Added deck off master
4. New fixtures
5. Rewired
6. Replumbed
7. New carpet
8. Tiled floor and walk-in shower
9. Duel exhaust fan (with heater option)

### ***GUEST BEDROOM /ENSUITE BATH***

1. Designed and constructed entire space
2. New window in bathroom
3. Rewired
4. Replumbed
5. Carpet
6. Window treatments
7. New vanity and fixtures
8. Duel exhaust fan (with heater option)

### ***COMMON AREAS***

1. Replaced banister and railings
2. Refinished wooden floors
3. Replaced most of interior doors with 6 panel wood doors
4. Painted most interior walls and woodwork
5. Participated in an energy audit; added insulation to the attic to reach R21
6. Professional roofer inspected the entire roof (2016) Replaced lead-shields on all pipes extending through roof. Roofer stated the roof was good for 15 years or more.

## ***GARAGE***

1. Replaced rear entry door
2. Replaced automatic garage door opener (2017)
3. Added digital keypad garage door opener (2017)

## ***EXTERIOR***

1. There were no flowerbeds before we purchased the home
2. Brought in fill and stones to sculpt and raise all around foundation
3. Replaced concrete apron at entrance to garage
4. Sealed driveway (2016)
5. Wired and installed Hot Springs spa
6. Built patio off of the family room
7. Tripled the size of the deck off the kitchen
8. Added flagstone paths to front door and in back to the dock
9. Brought in 32 ft. dock with 8 foot "L" and bench
10. Installed plastic wheels on dock
11. Installed split wood rails at the front of yard

## ***SPA***

The spa is 2007 Hot Spring Vanguard. It was purchased used in 2008 for \$5,000. The main electronic board was replaced in 2014, the heater circulation pump was replaced in 2017. All 4 filters were replaced in 2017. The spa needs a new vinyl skin on the cover. They cost about \$180.

## ***OTHER***

Prior to leaving each October we do the following:

1. Professional plumbers turn off the water and drain all the pipes
2. Professional heating contractors service the heater and air conditioner
3. Professionals drain the sprinklers and check the pump.
4. Professionals remove the dock.