



Home/Property Improvements since Purchasing in 2016

194 Tanglewood Drive

TOTAL IMPROVEMENTS ~ \$290,000

CITY WATER INSTALLATION TO HOME: \$3,000 – 2016

- **Pressure regulator installed in main line to prevent sudden changes in pressure that could rupture line**

POOL/OUTDOORS: \$177,000 – 2018

- **50'x25' pool, heated, upgraded pebble tec construction (25 year warranty compared to up to other pools using regular plaster that covers up to 10 years)**
- **Self-cleaning floor system (big upgrade avoids need for Polaris that gets in the way of swimming/use of pool)**
- **Deck fountains x 4 around the pool**
- **50' sitting ledge along the entire length of pool**
- **Separate sun deck entry with fountains x 2**
- **10'x7' separate hot tub and lap pool utilizing 4-speed control jets with spillover to main pool, separate heating capabilities**
- **Cleaned weekly, all year round, by professional pool service which also maintains all pool equipment**
- **Huge concrete entertainment area around pool**
- **Propane fire pit area 7'x5' with tile and rock surround**
- **1,000 gallon propane tank installed, buried in-ground for aesthetic purposes – synthetic rock gives access to propane company for refills**
- **Features of pool and lighting can also be controlled by a smartphone app via WIFI or regular cellular signal for convenience**



HVAC SYSTEM: \$39K – 2016/2017

- **3 New Bryant Units installed and maintained twice/year by WA Air-Conditioning**
- **Additional Surge Protectors for each unit wired to electrical panel**
- **All 3 HVAC units have infrared air-purifiers and dehumidifiers built into each HVAC unit**

PLUMBING/ELECTRICAL: \$9,000 – 2020

- **22 kw GENERAC installed with control switch for automatic conversion to generator if electricity is lost. Generac can run entire house (including HVACs) AND all pool equipment. Connected to propane.**

PLUMBING: \$4,000 – 2018

- **Installed large tankless water heater (propane) which provides constant hot water and is maintained every 12 months by local plumber for preventative maintenance**
- **All new tall commodes throughout home**
- **Housetron installed in city water line to reduce corrosion**
- **PEX pipe faucets installed outdoors in 4 locations around perimeter of property**
- **Operational water well inside the well house on property that is used for irrigation**

INTERNET: \$4,000 – 2020

- **AT&T Dedicated Fiber Internet (ADI services with symmetrical speeds) throughout house & barn (Note: This is not a shared internet line like most residential property, but rather a business level services)**
- **Ethernet ports installed in most rooms for improved internet services and stability**
- **Dedicated AT&T Fiber line for house, separate dedicated Fiber line for barn – neither line is shared with other homes in the neighborhood**
- **Wireless Access Points (Wifi-6 compatible) installed throughout house and 3 outside of house for improved wireless connections (metal roof makes wireless connections unstable and these access points overcome this problem)**

SECURITY: \$5,800 – 2021

- **ADI Security system installed inside and outside of the house (with a lot of extra features added)**
- **Installed motion sensor exterior lighting on all 4 sides of house**
- **Installed outside security cameras (1080p HD) on all sides of the house for full-range surveillance and inside cameras for main rooms**

DRIVEWAY: \$33,000 – Summer, 2021

- **Brand new Asphalt Driveway**

IRRIGATION: \$10,000 - Summer, 2021

- **Hunter Hydrowise HCC Wifi Irrigation System with 19 zones around home, pool, and landscaping using Well Water (no expense to owner).**

REFINISHED EXTERIOR DOORS & PAINT: \$4,500 – Summer, 2021

KITCHEN REFRIGERATOR: \$3,500

- **Large Capacity GE Brand 21.9 cu ft side by side refrigerator**
 - **Finger resistant stainless steel**
 - **Counter depth**
- **Stays with home purchase**

TOTAL IMPROVEMENTS = ~ \$290,000.00