

## **5441 Myakka Valley Trail – Improvements**

### **New 2011**

#### **Exterior:**

- All Fencing and Gates
- House Water System –Water Softener and Carbon Filter
- Concrete Floor in Barn
- Gravel Driveway
- Solar Heat System for Pool
- Multi Speed/Controller Pool Pump (Meets new state standards)
- Concrete Front Porch
- Electric Front Gate Opener
- 2 Exterior Front Porch Lights
- Exterior of House Painted
- Direct TV Dish and house cable wiring
- 2 Lanai Ceiling Fans
- Work bench and pegboard in Garage
- Saddle racks and pegboard in Tack Room

#### **Interior:**

- All Flooring
- All Interior of House Painted
- Kitchen – Complete Remodel including Cabinets, Granite Counter-top, Stainless Steel Appliances (Refrigerator, Stove, Stove Hood, Microwave, Dishwasher), Sink and Faucet
- Master Bath – Complete Remodel including Cabinets, Granite Counter-Top, Mirror, Sinks & Faucets, Glass Shower Door and Shower Area Reconstructed and Retiled
- Hall Bath - Complete Remodel including Cabinet, Granite Counter-Top, Mirror, Sink & Faucet, Bath Tub & Tub Fixtures, Sliding Glass Tub Doors and Tub Area Walls Replaced and Retiled
- Water - Reverse Osmosis System in Kitchen at Sink and Refrigerator/Freezer
- Plantation Shutters in All Bedrooms and in Front Living Room
- Ceiling Fans in All Bedrooms
- Wine Room – Previously a closet: All New Cabinets, Counter-Top and Wine Cooler
- Laundry Room – Previously a closet (washer & dryer were in garage): Added New Utility Cabinet
- Recessed Ceiling Lights and Dimmers in Kitchen and Front Living Room

### **New 2012**

- Outside Pool Half Bath – Remodeled with New Flooring, Toilet, Sink, Faucet and Counter-Top
- AC System – including Air Handler, Condenser, Ductwork Reconfigured and Added to
- Front Doors
- Pool Resurfaced with Pebble-Sheen
- Pool Deck Refinished
- All Landscaping around and extending from Pool Lanai
- Outdoor Pool Shower Remodeled

### **New 2014**

- Spring and Rollers for Garage Door Opener