

## Home Upgrades & Features



**Property Address:** 10144 Deercliff Drive, Tampa FL 33647

| Year                  | Amount    | Improvement  |
|-----------------------|-----------|--|
| 2019                  | 600.00    | Samsung dishwasher   |
| 2019                  | 2,000.00  | Conversion to salt water pool  |
| 2020                  | 5,300.00  | Installed NEW high-end Pentair® gas pool heater  |
| 2020                  | 2,000.00  | Alarm system   |
| 2020                  | 700.00    | Replaced all outdoor lighting with LED lights  |
| 2022                  | 30,000.00 | Installed 2 NEW top-of-the-line Daikin® HVAC units.<br>- SMART design, can be controlled remotely.<br>- No need to replace any filters (filters are internal - just need to schedule HVAC service to clean them every 6 months).<br>- HVAC system is also an air and surface purifier. |
| 2022                  | 3,000.00  | Installed NEW top-of-the-line Whisper Flow® pool & spa pump (energy efficient, quiet).   |
| 2023                  | 625.00    | Fireplace - New Chimney cap, full cleaning & inspection  |
| 2023                  | 600.00    | Master bath ( both sinks) and half bath sink drains replaced with pop ups which function better and protect against overflow.  |
| <b>Other Features</b> |           |  |
|                       |           | SALTWATER Pool   |
|                       |           | Heated Spa   |
|                       |           | Double-sided fireplace (wood-burning-family room & dining room)  |

| Year         | Amount             | Improvement   |
|--------------|--------------------|---|
|              |                    | 3-way Split Plan - Master bath separated from other bedrooms and 4th bedroom tucked away in rear of home. |
|              |                    | Open Floor Plan - Kitchen Open to Family Room   |
|              |                    | Conservation & Pond view - DIRECTLY ADJACENT TO HILLSB. CO. WILDLIFE MGMT. AREA.                          |
|              |                    | Scraped real hardwood flooring - entire 1st floor (except wet areas)                                      |
|              |                    | CROWN MOLDING - many areas of home, 1st & 2nd floor.  |
|              |                    | TRAY CEILINGS - Dining room & master bedroom  |
|              |                    | PLANTATION SHUTTERS - Throughout home   |
|              |                    | CHEF'S KITCHEN - Perfect for entertaining... Viking® DOUBLE OVEN, Viking® French door                     |
|              |                    | Outdoor LED accent lighting in backyard - all on a timer  |
|              |                    | Hose bibs - left and right side of home   |
|              |                    | Fully collapsible sliding doors - family room   |
|              |                    | Built-in coffee station - second floor  |
|              |                    | WALK-IN CLOSETS - secondary bedrooms  |
|              |                    | Jack-and-Jill bathroom w/DOUBLE SINKS   |
|              |                    | Bonus room - Built-in cherry cabinet/tv console/storage   |
|              |                    | Alarm system with remote access and glass breakage alarm  |
|              |                    | Propane Tank (owned), south side of home - supports gas pool heater and gas stove in                      |
|              |                    | Monthly electric bill equal \$270   |
|              |                    | Office built ins  |
|              |                    |   |
|              |                    |   |
| <b>TOTAL</b> | <b>\$44,225.00</b> |   |

\* Above information and costs provided by seller. Amounts/years completed are approx. Deemed reliable, but should be verified by buyer.