

Upgrades Added Since Move-in

315 Wrenn Meadow Ct., Apex, NC 27539

1. Carpet removed and 4.5 inch American Black Walnut $\frac{3}{4}$ inch solid wood floors installed throughout most of the 1st floor.
2. Wall with pocket doors constructed between mud room and laundry room.
3. Base cabinets, upper cabinets (with under cabinet lights) and sink installed laundry room.
4. Stainless steel hanging racks in laundry
5. Custom 10 ft. bench with 42" cabinet "lockers" and cubbies built and installed in the mud room.
6. Painted mud room
7. Custom wood shelves installed in pantry
8. Custom wood shelves installed in bonus room closet
9. Custom wood shelving with stainless steel clothing rods installed in all bedroom closets.
10. Custom 22 ft. built-in desk installed in upstairs teen loft with 42 inch upper cabinets and under cabinet lights.
11. Framed mirrors installed in all bathrooms
12. Tall wood linen cabinet installed in upstairs bath #2
13. Side cabinet panels installed on kitchen cabinets.
14. New upgraded granite in kitchen.
15. All tile sealed.
16. Custom wainscoting added to 4 kitchen columns, eating bar area and all walls in foyer
17. Kitchen painted.
18. Gorgeous ceiling fan & light kit and ceiling medallion installed in master bedroom.
19. Crystal chandelier and upgraded lighting installed in master bath.
20. Chandelier with medallion and dimmer installed in dining room.
21. Upgraded sconce installed at stairs

22. Ceiling fans with lights installed in all bedrooms
23. Ceiling fans with lights installed in bonus room
24. 3 pendant lights added with custom medallions installed over bar in kitchen.
25. Crystal Chandelier with dimmer installed in butlers pantry.
26. Upgraded light fixtures installed in upstairs bath, mudroom, & laundry room
27. Custom plantation shutters installed in dining room, guest room, family room, master bedroom and motorized in master bath.
28. Custom shutters installed at sidelights of front door
29. Custom pleated shades on front door and guest room doors.
30. Custom roller shade on mudroom door.
31. Custom curtains installed in master bedroom, family room, dining room and morning room.
32. New Upgraded AC registers throughout 1st floor
33. Insulation was installed in all walls and ceiling of garage.
34. Dehumidifier installed in basement, crawlspace, and attic.
35. Upgraded lighting installed outside.
36. Mechanical room installed in the basement.
37. Exterior: French drain and flag stone walkway along the side of the house.
38. Exterior: Pipes added to the end of all downspouts to redirect water away from the house and off our property.
39. Exterior: Gutter guards installed
40. All downspout water redirected under ground and off property.
41. Outdoor accent lighting added to the front of the home, the path leading to the back patio as well as the back patio seating area.
42. Gorgeous custom large flagstone patio with a curved wall for seating and a firepit added to the back yard

43. An under deck ceiling installed to beautify and create another sheltered outdoor living area.
44. Ceiling fan with light installed to the under deck ceiling
45. Outdoor wall lights added to the patio area.
46. Stone installed around all flowerbeds and trees in front of home.
47. 12'X6' shed added to the backyard for additional storage.
48. 2021 - new sod installed on both sides of the house
49. 2021 - Bushes and landscaping installed on the side of the home and in the back of the home.
50. 2021 - Stone installed around bushes and in natural area in back.

EXTRA FEATURES not readily seen

1. Heating and cooling was upgraded to an efficient hybrid unit (switches from electric heating to gas heating when temperatures call for it)
2. Tankless water heater
3. Radiant barrier was installed throughout the entire ceiling/roof of the home
4. Room over garage has been completely wired for electric for a quick finish of an additional room.
5. Stair treads are solid hard wood oak underneath carpet runner.

AC/Heating Units - has a full 10 year warranty so anything that fails will be repaired or replaced through 2023.