



***Welcome to***  
**4258 Anderson Drive SE**  
**Oak Island, NC 28465**

## **Recent Upgrades/Updates**

### **Systems**

- HVAC system replacement, attic and outdoor - 2025
- Water heater replacement - 2025
- Air ducts
- replaced for HVAC - 2020

### **Kitchen & Bathrooms**

- Granite countertop in kitchen - 2021
- Quartz countertops in bathrooms - 2021
- New dishwasher - 2025
- New garbage disposal - 2021
- New sink fixtures - 2021
- New sinks - 2021
- New tile backsplash - 2021
- New vanity light fixtures in all three bathrooms - 2026
- Toilets - 2022

### **Personal property included but replaced:**

- New washing machine - 2022
- New clothes dryer - 2023

### **Miscellaneous**

- New LVP flooring - 2022
- Enclosed back patio into sunroom - 2023
- Permeable patio in both privacy area and along back of house - 2025
- New paint (including all interior and exterior columns, front door and shutters) - 2026
- Electrical outlets outside - 2023
- New mini blinds - 2020
- New ceiling fans - 2020
- New insulation in attic - 2022
- Dryer vent cleaning - 2025
- Windows rescreened - 2026

### **Items replaced by HOA:**

- Roof replacement by HOA - 2022
- New 6 inch gutters on back of house by HOA - 2024
- Driveway tear out and replacement by HOA - 2025