# 1059 Chantilly Rd, Bel Air Upgrades & Special Features

#### 2019

• New HVAC - A/C and Furnace + new return in Living Room floor

#### 2018

New Water Heater + low flow shower + Pressure regulator + Recirculating pump

#### 2015

- Backyard Patio/Trellis + Back/Side/Front Drainage + Landscaping + Survey + Front Planter rebuild +
  Sprinkler/drip irrigation + Gas BBQ grill valve Included re-grading backyard, adding 8' chainlink fence and
  wood fence between neighbor's property. As well as, front yard regrading around foundation, full re-landscaping,
  rebuild of front planter, new grass, patio plants, fruit trees, etc.
- Updated Exterior Lighting + Installation

## 2014

• Ethernet Wiring

### 2013

• New Windows - Guest Bedroom and Living Room (replaced louvre windows)

#### 2012

- Chimney Cap
- Asbestos Abatement
- HVAC Ducting
- Window Treatments: Solar Shades + Measurements + Installation
- Security System ACS
- UV film on windows master bedroom skylight and living room
- Sewer Cleanout new, but found old cleanout years later in the front-planter
- New Wood Flooring

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.