



Features & Finishes | Interior

- **Upgrades | 2026:**

- Primary bathroom renovated with dual vanities & white quartz countertops
- Secondary bathroom remodeled
- Bedroom closets (4) remodeled with new cabinetry & closet doors
- Newly painted walls & ceilings
- Wood burning fireplace in living room
- 'Quiet Cool' system & central AC

- **Upgrades | 2025:**

- Kitchen remodel includes:
 - Granite countertops & tiled backsplash
 - Touch faucet & tilt out sink drawer
 - Samsung BeSpoke AI induction smart range
 - New cabinetry with oil-rubbed bronze hardware with added space for step ladder next to refrigerator
 - Soft close drawers installed
- Newly painted walls & ceilings, porcelain tile & baseboards installed throughout whole home
- Rinnai tankless water heater installed

- **Upgrades:**

- Laundry room with pantry cabinets added | 2010
 - Washer/Dryer Included
- Windows:
 - All windows are dual panes with UV Protection
 - Bay windows added to front living room (2022), two bedrooms (2011)
 - Motorized blinds installed in every room except primary bedroom (2025)
 - Built-in Sun Shades in all bedrooms, family room & sliding glass doors
 - Skylights with UV protection in kitchen, guest bathroom & family room
 - Solartube lights in living room, kitchen, & 3 bedrooms
- Solar attic fans in front room & primary bedroom | 2021
- Quietcool whole house fan with 15 year warranty installed | 2024
- QuietZone whole house gable attic fan humidity stabilizer & cooler installed | 2024





Features & Finishes | Exterior

- Yale front door with keyless entry
- Security system installed around home perimeter including wood sheds & studio
- New roof with warranty | 2025
- Seamless gutters & rain barrels
 - 5" Ogee Seamless Aluminum Rain Gutters in "Classic Cream" and "Beaver Brown" around home and "Rustic Brown" in front of Art Studio shed
- Widened driveway & installed new pavers
- Alpine fence installed in front yard & added wooden fence to the rest of the property line
- Vinyl siding added with 4" extra insulation
- Stone front added
- Sprinkler systems installed underground to entire property, includes sprinklers & drip irrigation
- Installed new pavers, turf & sculpted & mulched fruit trees in the backyard
- Lifesource whole home & yard water system | 2024
- Radiant barrier installed throughout home including attic & garage
- Front porch with 'Tiger Wire' security screen
- Upgraded home electrical wiring & added new outlets | 2021
- Upgraded electrical panel to 200Amp & added whole house surge protector
- Garage:
 - New security door installed | 2026
 - Epoxy floor installed | 2026
 - Added solar attic fan | 2018
 - Insulated walls, textured & painted, custom cabinets installed
- Catio/Screened Patio:
 - Newly poured concrete & painted | 2026
 - 'Tiger Wire' screen installed outside the sliding door
 - Installed 3 separate exit doors
- (2) Gazebos Aluminum Installed with new pavers
- New pavers in back of pond | 2025
- Artificial turf installed | 2025





Features & Finishes | Backyard

- Pool Remodel | 2025:
 - New pool deck
 - New filter & salt cell pool pump
 - Added Baja shelf with 3 umbrella stands & subtle glow-in-the-dark dolphins
 - Added 3 waterfalls & island seats in the deep end
 - Added LED color-changing pool lights & glow-in-the-dark stars on steps/islands
- Yard Storage/Structures:
 - 2 Tuff-Sheds
 - 1 Art studio (insulated, painted, wooden floors)
 - Pool shed with attached dog run
 - 5 additional yard sheds
 - Electrical wiring, outlets & lighting placed in all 4 wooden sheds
- Producing Fruit Trees:
 - Ice cream bananas, avocado, 4 varieties of mandarins, dragon fruit, grapes, figs, cherimoya, almonds, pomelo, apricot, cherry, & orange
- Outdoor Kitchen | 2020:
 - Built-in bar & grill, refrigerator, sink option, microwave, ice storage, built-in trash, table fire pit, TV & speaker system, 2 waterfalls with lights & ceiling fan
 - Stucco sides, porcelain tile countertop, vinyl wood top/ceiling/roof



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Complete list of features & finishes can be found at
13108Standish.com