

# Special Features

1107 Potomac Ln Alexandria, VA 22308

Since purchasing, the owners have invested \$350,000 in improvements into the home.

## INTERIOR FEATURES

- New kitchen & appliances (2023)
- Upstairs hardwoods refinished (2023)
- New floors, paint & LED lighting throughout lower level (2021)
- New custom blinds in downstairs bedrooms and family room (2021)
- Custom plantation shutters (2011)
- Gas fireplace insert installed in family room (2008)

## BATHROOM & LAUNDRY UPGRADES

- New washer and dryer (2025)
- Primary bathroom remodeled (2023)
- Second floor bathroom remodeled (2023)
- Lower bathroom remodeled (2017)
- Laundry room remodeled (2016)

## EXTERIOR

- New driveway fence and garbage area (2025)
- Exterior grill gas line installed (2023)
- Replaced wood deck with composite decking (2016)
- Replaced fence across back border of property; new gate (2018)

## POOL

- Swimming pool re-plastered (2025)
- New pool filter, pump, auxiliary pump & bubbler (2025)
- New pool skimmer lines (2025)
- New deck pavers installed (2025)

## SYSTEMS & MECHANICAL

- Replaced circuit board in HVAC system (2022)
- Upgraded attic insulation (2022)
- Replaced roof and attic fan (2021)
- New 6" gutters (2021)
- Relined all three chimneys and utility flue (2019)
- Replaced whole-house water valve to correct pressure (2017)
- New gas hot water heater (2017)
- Updated 200 AMP electrical panel (2015)
- New Thompson Creek windows (2010)
- New rear siding (2023)

The items marked YES below are currently installed or offered and will convey:

<u>Yes # Items</u>	<u>Yes # Items</u>	<u>Yes # Items</u>
<input type="checkbox"/> Alarm System	<input checked="" type="checkbox"/> Freezer	<input type="checkbox"/> Satellite Dish
<input checked="" type="checkbox"/> Built-in Microwave	<input checked="" type="checkbox"/> Furnace Humidifier	<input checked="" type="checkbox"/> Storage Shed
<input checked="" type="checkbox"/> Ceiling Fan	<input checked="" type="checkbox"/> Garage Opener	<input checked="" type="checkbox"/> Stove or Range
<input type="checkbox"/> Central Vacuum	<input type="checkbox"/> w/ remote	<input type="checkbox"/> Wall Oven
<input checked="" type="checkbox"/> Clothes Dryer	<input checked="" type="checkbox"/> Gas Log	<input type="checkbox"/> Water Treatment System
<input checked="" type="checkbox"/> Clothes Washer	<input type="checkbox"/> Hot Tub, Equip & Cover	<input type="checkbox"/> Window A/C Unit
<input type="checkbox"/> Cooktop	<input type="checkbox"/> Intercom	<input type="checkbox"/> Window Fan
<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Playground Equip	<input checked="" type="checkbox"/> Window Treatments
<input checked="" type="checkbox"/> Disposer	<input checked="" type="checkbox"/> Pool, Equip, & Cover	<input type="checkbox"/> Wood Stove
<input type="checkbox"/> Electronic Air Filter	<input checked="" type="checkbox"/> Refrigerator	
<input checked="" type="checkbox"/> Fireplace Screen/Door	<input checked="" type="checkbox"/> w/ ice maker	

**Additional Conveyances:** Beverage Fridge, Natural Gas , Grill, Kids Pool Safety Fence, Ice Maker