

Improvements to 3205 Hayden Bend

2025

- HVAC and furnace primary suite (\$8601) 10 yr warranty
- Septic repaired high water alarm, located and installed risers over all valves and maintenance access points, located end caps in septic field, flushed system and installed end caps. (\$7,390)
- Pool filter and chlorine cell (\$3,531)
- Stucco repair and painting (cosmetic repair) (\$6,800)

2024

- Garage floor epoxy (\$3,500)
- Paint pool perimeter walls, and exterior metal work (\$5,000)
- Exterior clean: roof, solar panels, driveway, sidewalks, pool deck, exterior walls (\$3,500)
- Maintenance of sprinkler system and exterior walls (\$5,270)
- Jandy wall mount pool control (\$500)
- Aqualink main control (\$2,600)
- Pump for waterfall (\$1,500)
- APC Polaris roaming cleaner (\$670)

2022-2023

- Carpet guest house (\$2,700)
- Paint guest house interior (\$5,000)
- Replaced air handler motor HVAC (\$2,000)
- Replaced pool coping & mastiff for pool deck (\$7,000)
- 800 Series Bosch dishwasher (\$1,400)

2020-2022

- Exterior painting home and guest house (\$25,000)
- Interior main house walls, trim, doors painted (\$30,000)
- Tile floor, cabinetry painted powder bath (\$1,000)
- Guest bath (ensuite) new shower floor, dam, stone counter tops, lighting, faucets and cabinetry painted (\$5,000)
- Pool new salt/sand filter, new iAqualink web-controlled pool automation system, LED pool light system/surge protector, pool side Jandy spa remote (\$14,790)

2012-2020

- Pool new salt cell/sensor (\$1,000)
- Solar panels and inverters (26) Wilson roofing & GAF solar (\$29,640)
- Primary bath mirrors, lighting, tile and vanity fixtures (\$2,000)
- HVAC upstairs main house: Carrier condenser, coil & furnace. Stans 10 year warranty, installed 2016 (\$10,000)
- HVAC guest house: Carrier condenser & air handler, Stans 10 year warranty, installed 2016 (\$10,000)
- Honeywell & Google nest wifi thermostats installed with new HVAC
- Main house carpeting 2nd floor and primary \$20,000

2012- Ongoing

- Engaged Landscape architect to design and professionally implement a complete plan for the entire property. This included Xeriscape Landscape using native, drought resistant plants, bushes, trees and materials that support water conservation and minimize cost of maintenance and use of fertilizers/ pesticides. This included installation of walls, drainage, re-grading slopes, planting native plants and installation of hardscape across the entire property. New irrigation system with programable multizone that covers entire property. Estimated total improvement \$200,000.

Note:

- Roof 2004 (50 yrs life)
- Pool built in 2006 (see updates above)
- 4 HVACs (main house lower level Feb 2005, main house upstairs condenser and furnace replaced 2016, main house primary bedroom condenser and furnace replace April 2025, and guest house condenser and furnace replaced 2016).

10/28/25