

## Recent Improvements to Mantle

1. Installed full digital controls of pool and spa, irrigation system, lighting, sound system, and alarm system.
2. Installed new landscaping, plants, mulch, and soil around house, and full maintenance and updates on sprinkler and irrigation system
3. Repainted most interior walls, painted exterior doors, garage doors, exterior metal railing, back balcony post and beams, back balcony walls, and window trim
4. Re-plastered pool and spa, upgraded pool and spa lighting to LED, and removed diving board
5. Recent quartz countertops and backsplash in kitchen, butler's pantry and dining room, new workstation/sync and chefs sink, new garbage disposals, and faucets
6. Upgraded Sonos Sound System throughout house (movie room, great room, gym, patio and upper balcony)
7. Recent whole-home carbon filter and automatic water shut-off & 2 tankless systems
8. Recent Vivint home alarm, sensors, and camera system
9. Recent railing to fully enclose pool
10. Recent gym and rubber flooring in gym
11. Recent carpet throughout upstairs and carpet runners
12. Replaced/added recessed LED lighting, chandeliers, and ceilings throughout home with and installed new Lutron dimmer system
13. Replaced 4 HVAC units Halo LED in-duct, whole home air purification system, and upgraded Nest thermostats
14. Recent flat mounted XL Samsung and LG televisions, Bosch dishwasher, LG high-capacity washer and dryer, built-in beverage coolers, garage refrigerator and deep freezer, Weber XL outdoor grill, and XL, anchored bedroom safe in primary closet
15. Recent 6-person, Almost Heaven cedar barrel sauna
16. Recent exhaust fans in all bathrooms and toto toilets in most bathrooms
17. Recent window treatments (Powered blackout, blackout), removed heavy drapery and all fabric window treatments throughout house

9/9/25

12.15.25