

## **Recent Improvements to Mantle:**

1. Installed full Jandy Aqualink digital controls of pool and spa and 16-zone Hunter Hydrowise irrigation 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, garage doors, exterior metal railing, back balcony walls, window trim, and re-stained back balcony post, exterior doors, and beams
4. Re-plastered pool and spa, upgraded pool and spa lighting to multi-colored LED, and removed diving board
5. New quartz countertops and backsplash in kitchen, butler's pantry and dining room, new workstation/sink and chef's sink, new garbage disposals, and faucets
6. Upgraded Sonos Sound System throughout house (movie room, great room, family room, gym, patio and upper balcony)
7. New whole-home carbon filter and automatic water shut-off
8. New Vivint home alarm, sensors, and security camera system
9. New fencing with safety gates to fully enclose pool
10. New rubber flooring for home gym
11. New carpet throughout upstairs bedrooms and hallways, as well as carpet runners on both sets of interior stairs
12. Added recessed LED lighting, new chandeliers, and new ceiling fans throughout home with and installed new Lutron dimmer system
13. Replacement of 4 HVAC with American Standard and Goodman 5- and 3.5-ton units, and installed Reme Halo LED in-duct, whole home air purification system, and upgraded Nest thermostats
14. New Bosch dishwasher, LG high-capacity washer and dryer, built-in beverage coolers, garage refrigerator and deep freezer, and XL fire-rated Mesa bedroom safe in primary bedroom closet
15. New 6-person, Almost Heaven cedar barrel sauna
16. New exhaust fans in all bathrooms and toilet toilets in most bathrooms
17. New window treatments (blackout window shades in two bedrooms and powered blackout shades in primary bedroom) and removed existing drapery and fabric window treatments throughout house. New custom drapery with hardware in great room and dining room.