

## **“Upgrades, Updates & Features”**

**19926 Encino Cove – San Antonio, Texas 78259**

(Time periods are approximate only. Buyer to confirm age and warranty coverage.)

- (2021) WATER HEATER – New Hybrid Technology water heater installed. Uses the warm air in the garage to heat water and the heat pump discharges cool air.
- (2021) CARPET – New carpet installed throughout upstairs.
- (2021) CEILING FAN – New ceiling fan installed in master bedroom
- (2021) PAINT – Interior paint throughout the house. Balcony painted.
- (2020) CEILING FAN – New ceiling fan installed in middle bedroom.
- (2020) COMMODE – New commode installed in Master Bath.
- (2017) STANDING SEAM ROOF - 24-gauge metal roof, new 5/8 decking, with ice & water shield underlayment. WARRANTY (25-year labor & lifetime materials).
- (2017) GUTTERS – New Galvalume type to match metal roof.
- (2017) PAINT – Exterior paint throughout.
- (2017) STAIN – Stained porch and patio.
- (2017) SPA – Swim Spa with River Jets.
- (2015) COMMODES – New commodes installed in powder bath and 2<sup>nd</sup> level.
- (2014) KITCHEN – New cabinets (w/ custom Lazy Susan), 25 year warranty, custom spice pull out rack, countertops, Farmhouse sink, cooktop, microwave, garbage disposal, refrigerator, Shiplap (walls and ceiling) installed.
- (2014) WATER FILTRATION SYSTEM – New water filtration system installed throughout house.
- (2014) REVERSE OSMOSIS SYSTEM – New R/O System installed at kitchen sink.
- (2014) POWDER BATH – New Carrera Marble vanity set on Zinc cabinet (Restoration Hardware Store), Lugarno hardware/fixtures (Restoration Hardware Store) and Clarissa sconces (Pottery Barn) installed.
- (2014) FLOORING – New Antique Barnwood plank tile flooring, 6” custom base board and crown molding installed throughout main level.
- (2013) FRONT DOORS – Custom double iron doors with 5/8” rain glass and screens installed.