



FEATURES AND UPGRADES

The Woodlands at Malbis

10055 ROSEWOOD LANE • DAPHNE, ALABAMA 35626

LIGHTING & DESIGNER FIXTURES

- ◆ NEW! Bedroom ceiling fans
- ◆ Crystal chandelier in the dining room
- ◆ Wall sconces in the dining room
- ◆ Crystal chandelier in the powder room
- ◆ Crystal chandelier in the hallway to garage
- ◆ French chandelier in the breakfast room
- ◆ Chandelier in the office
- ◆ 65" TV in the primary suite

CONVENIENCE & SYSTEMS

- ◆ Exterior keypad to open garage
- ◆ Garage door opener in Bay 1
- ◆ KitchenAid dishwasher — 2025
- ◆ Heat pump and condenser — 2025
- ◆ Grinder pump — 2025

FRESH PAINT & FINISHES

- ◆ Interior paint throughout home — ceilings, walls, trim
- ◆ Exterior paint, shutters, trim, and garage doors — 2025

EXTERIOR & STRUCTURAL UPDATES

- ◆ Fortified roof — 2022
- ◆ 6' wood privacy fence — 2024
- ◆ Deck upgraded with black aluminum rails — 2024
- ◆ Lanai rescreened — 2025

LANDSCAPE & GROUNDS

- ◆ Overgrown landscape cleared — 15 trees removed and stumped
- ◆ New ornamental shrubs and flowering trees planted
- ◆ Stone edging added around landscape in front and back yards
- ◆ Irrigation system complete overhaul — heads added and replaced — 2026

Information deemed reliable but not guaranteed. Buyer to verify all information.

EXIT REALTY LANDMARK

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