

Major Improvements & Upgrades

Insurance & Peace of Mind

- FORTIFIED Roof (2023) – May qualify for insurance savings and provides enhanced storm protection.
- New energy-efficient windows throughout (2022).
- New smoke detectors throughout with Nest integration.
- New garage door opener (2025).
- Replaced front and side sections of the wood privacy fence.

Energy Efficiency & Smart Home Features

- Nest smart home monitoring system.
- Nest programmable thermostat.
- Air scrubber installed for improved indoor air quality.
- HVAC vent system cleaned and sanitized (2022).
- Additional HVAC air intake for improved system efficiency.
- Larger attic fan to reduce heat buildup.
- Additional attic insulation.
- New weather seals on every exterior door.
- Insulated garage door and insulated garage walls.
- Window coverings installed throughout the home, including front sidelights.
- LED recessed lighting throughout.
- Decora switches installed throughout the home.

Kitchen & Laundry

- Quartz countertops in kitchen and bathrooms.
- All Samsung kitchen appliances replaced (2022).
- New kitchen faucets.
- Subway tile backsplash.

- Added recessed kitchen lighting and updated fixtures.
- Kinetico reverse osmosis drinking water system.
- Custom laundry room cabinetry.

Plumbing & Mechanical

- Entire home replumbed to eliminate PEX plumbing.
- Rheem Gladiator Performance Platinum Wi-Fi Smart Water Heater (2021) with app-based temperature and monitoring controls.

Bathrooms

- New bathroom faucets.
- Panasonic ultra-quiet exhaust fans.
- New toilets (2022).
- Updated lighting in primary bedroom closets.

Move-In Ready

This home has been extensively updated with attention to quality, efficiency, comfort, and long-term ownership costs. Major systems have already been upgraded, allowing the next owner to move in with confidence and enjoy modern conveniences from day one. Conveniently located close to the Beach Express for quick beach access.