

Improvements, Upgrades & Information

1621 Brackenshire Ln., Collierville, TN 38017

Recent Improvements & Upgrades

● New Cedar Fencing	2026	\$8,000
● New Pool Coping	2026	\$3,000
● New Insulated (Double) Garage Door	2025	\$3,000
● Windows	2024	\$6,000
○ New Window Jams Throughout		
○ 11 New Sashes		
● New Exterior Paint	2024	\$6,000
● New Salt Cell for Pool	2024	\$2,000
● New Navien (240A) Tankless Water Heater	2023	\$10,000
○ Pressure Reducing Valve Installed at Meter		
● New 1st Floor HVAC	2023	\$14,000
● Tesla Charger Installation (11.5 kW)	2023	\$2,000
● New Roof & Gutters	2022	\$35,000
○ Includes metal roof over patio		
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	Total:	\$89,000

Information

- Regular HVAC service contract with *Conway Services Heating & Cooling*
- WDI/Termite Contract with *AAA Termite & Pest Control, LLC*
- Roof, installed in 2022 by *Southern Roofing and Renovations*, comes with a Owens Corning Platinum Protection Limited Warranty that can be transferred (once) to the new owner for a \$100.00 fee within 60 days of the closing.
- Navien Tankless Water Heater, installed in 2023 by *Conway Services Heating & Cooling*, comes with a 5 Year Parts + Labor Warranty and a 15 Year Heat Exchanger Warranty
- Carrier HVAC, installed by *Conway Services Heating & Cooling*, comes with a 10-part limited warranty.
- Zoned To Collierville Municipal Schools - *Crosswind Elementary School, West Collierville Middle School & Collierville High School*

*All Information provided by Seller Is
deemed reliable but not warranted

