

112 COYOTE RIDGE TRAIL  
SELLERS' IMPROVEMENTS

INTERIOR

Installation of 3 Mini-splits; heat pump is mounted on the roof

Extensive interior painting, 2022

Saltillo tile cleaned, polished, re-sealed, 2022

Installation of Custom shades and Custom Lighting

Replaced original toilets with Toto brand with Bidets

Installed Shower enclosure, new fixtures and safety bars in Primary Bathroom

Installed Shower Bar, new fixtures, lighting, mirror and medicine chest in Guest Bathroom

Added windowed door to separate Studio from Dining Room

Installed custom wrought iron bannisters

Installed Smart lights and entry lock

Added Safety bar and step up to bed in Primary Bedroom

Reupholstered cushions and pillows in kitchen's eat in dining area

EXTERIOR

Repaired, upgraded and maintained foam roof

Installed irrigation system with 5 stations

Cleared property of debris and dead wood

Installed rear yard fencing

Pressure washed stucco in front of home, courtyard and back patios

Professional landscaping for entire enclosed portion of property

Refreshed gravel throughout property

Added custom awning for Guest Bedroom

Added Custom sconces

Built structure to support back patio shade sail

#### SAFETY AND SECURITY

Installed Radon Mitigation System

Installed Security and Surveillance Systems