

# Features and Upgrades

## 3301 Arrowhead Circle

### Interior:

- White oak engineered hardwood throughout downstairs-April 2025
- Primary vanity, faucets, mirrors, and vanity lighting – April 2025
- Popcorn ceiling removal downstairs, hallway, upstairs hallway-2024
- New baseboards downstairs-April 2025
- Ceiling fan replacements-April 2025
- New lighting in entry way, primary vanity and closet, dining room, hallway, kitchen – April 2025
- New carpet in upstairs bedrooms – 2024
- New interior paint, entire first floor, staircase, upstairs hallway
- Plantation shutters on all front windows and upstairs bedroom facing street
- Downstairs electrical outlets and light switches replaced

### Exterior:

- New propane fire pit and seating area by pond – March 2025
- Two new HVAC units – August 2024  
3 ton, up to 17 SEER variable speed heat pump units
- Standing seam metal roof (approx. 2021)
- Sprinkler system installation-March 2025
- New landscaping and hardscaping/borders and planting-March 2025
- Polyaspartic Garage Floor Coating - March 2025
- Popcorn ceiling removal, drywall repair, new paint of garage-2025

