



208 Sylvan Grove Dr

features + upgrades

UPDATED SYSTEMS

- All windows + exterior doors replaced (2023) with Andersen Renewal Products
- New roof (2021)
- New upper + lower HVAC ductwork
- Tankless water heater (2023)
- Fully encapsulated crawlspace + dehumidifier (2023)
- Whole-home water filtration system (2023)

GARAGE AND ADDITIONAL FEATURES

- Insulated garage door (R-17), top-of-the-line
- Mini split system in garage
- Ample garage storage

INTERIOR IMPROVEMENTS

- Hardwired internet throughout the entire home
- Updated first-floor flooring (2023)
- Primary bath: new shower + shower door
- Electrical updates including added GFCI outlets (2023)
- Breaker box fully updated
- Washer, dryer, and refrigerator included
- Ongoing HVAC filter maintenance on both levels

EXTERIOR AND OUTDOOR ENHANCEMENTS

- Fresh sod in front and backyard
- Irrigation system (2023)
- Fully fenced backyard
- Enclosed deck
- Stone patio
- Gutter guards installed
- 3-season gazebo with EZ Breeze windows + Trex flooring, permitted with foundation
- Improved drainage system (2023), including creek bed work