

# Partial list of Improvements and Upgrades at 2014 Rolling Rock Road, Wakefield

## Exterior

- Repaired and painted (STO Elastomeric) stucco exterior (late 2016/2017)
- Replaced most exterior doors (2024), all windows (2017) and gutters.
- Whole home reverse osmosis system (2025)
- Front and back irrigation system (10 zones), backflow preventer replacement (2025)
- Roof replacement (2024)
- Relocated part of the septic field for the installation of pool (2019)
- Swimming pool by Backyard Oasis installation with waterfall and sundeck (2020)
- Fence installation around swimming pool
- Functional and decorative dry steam bed meandering in front yard
- Extensive plantings for year-round blooms
- Added outdoor grilling kitchen area under covered porch
- Whole house conversion of propane to natural gas (2016/2017)
- Epoxied garage floor (2026)

## Interior

- Kitchen renovation, including new cabinetry, quartz counters, appliances (2016/2017)
- Replaced two HVAC systems and water heater (2016). One AC compressor replaced (2025). Two zones on each floor for even comfort.
- Primary bath renovation (2016/2017)
- New carpet in all bedrooms and fresh paint (2026)
- Added hardwood to bonus room and hallway
- Updated flooring to luxury vinyl plank in recreation room
- Whole house charcoal water purification system

## Important notes

- Dates listed above are approximate-may slightly vary
- “Sink” in outdoor kitchen is non-functional, and used as a cool ice bucket 😊
- Fireplace in recreation room was never converted to natural gas.
- Owners are happy to leave the outdoor TV as it fits beautifully there.
- Home was purchased as a short sale so almost every surface has been painstakingly upgraded