

5412 CATMINT COURT

Features & Updates

SYSTEMS & MAJOR UPDATES

- encapsulated the crawlspace
- new roof 2021
- new pool pump 2023
- new pool salt cell 2024
- new furnace and A/C upstairs 2022
- new furnace and A/C downstairs 2024
- new HWH 2024

FIRST FLOOR

- new and larger primary bath: 2-person Jacuzzi brand tub, Carrera marble pattern tile, large walk-in shower with glass door, special order accent tile, vanity with soft-close doors/drawers and quartz countertop,
- new and larger primary closet
- new and larger open concept kitchen: ~9'x3.5' island, higher end granite in pattern 'blue flowers', special order tile backsplash, Kraftmaid full overlay cabinets with soft-close doors and drawers, LED ceiling lights, all new appliances
- kitchen dinette addition extending over to the primary bedroom wall and added a half bath
- added 7+' built-in buffet to dinette
- custom trim woodwork on walls
- new laundry room: larger, new floor tile, custom built-in cabinetry and shelves
- new fireplace surround: ~8' stone front, new custom built mantle and built-in shelving across the entire length of the wall
- first floor hardwoods all sanded and re-stained
- entire interior repainted in neutral tone (except for 3rd floor)
- replaced all lighting on main floor except in dinette and primary bedroom
- replaced blinds with 11' high draperies in the dining room
- replaced blinds with 9' high draperies in the family/living room

SECOND FLOOR

- replaced all ceiling fans, lighting, and blinds upstairs
- added built-in cabinetry to bonus room over garage
- added shiplap to wall in bonus room

OUTDOOR LIVING, POOL & LANDSCAPING

- screened-in porch addition with cathedral ceiling, electrical outlets, fans, superscreens, waterproof outdoor curtains
- enclosed backyard with black aluminum fencing and 3 gates
- ALL the landscaping except for the holly tree on the front corner of the house and the Japanese maple on the back corner. Brought in 12+ yards of good soil and had it spread.
- new deck (2025), stained in June 2026 along with porch floor
- covered deck addition with lights, fan, and outdoor storage closet
- regraded the backyard behind the pool and the entire left side of the house
- added stepping stone walk ways
- added pavers on both sides of driveway

STRUCTURAL / OTHER IMPROVEMENTS

- large support beam to make it open concept

Pool Details for 5412 Catmint Court



POOL OVERVIEW

- 18 / 38 foot In ground pool with salt water
- chlorine generator / Built 2004
- 3 ft shallow end gradually sloping downward to 6 ft deep end
- Vinyl liner replaced 2019



POOL EQUIPMENT & UPDATES

- Pentair SuperFlo High Performance Pump / new in 2024
- Pentair Hi Flow 6 Way Valve / new in 2026
- Suriaelec 120V Pool light / new 2026
- Salt Chlorination Cell / replacement 2025
- Flow Switch / replacement 2025
- Pentair Tagelus Top Mount Pool Sand Filter / original 2004
- Salt Water Pool Chlorinator System / original 2004



COST BREAKDOWN (TYPICALLY POOL OPEN May-October)

- DIY Maintenance (Chemicals & Salt): \$40-\$80 per month (salt cells require occasional balancing chemicals like stabilizer, acid, and minor salt bag top-
- Electricity (Variable-Speed Pump): \$30-\$80 per month to run the circulation system.

