



Home Upgrades — 1325 Wakefield Farm Road

Items Conveying

- Vivint Security System: exterior cameras driveway, back yard, doorbell and one interior camera, front door lock, garage door lock, thermostats
- Two front exterior Reolink cameras (Wifi)
- Eero 6 Pro mesh router
- 60" Plasma TV on mount in living room plus additional tv mounts in house
- Refrigerator, washer and dryer, dishwasher, microwave, oven and cooktop with vent
- Wifi Rachio irrigation controller

2025

- Update bathroom off rear bedroom on 2nd floor, new tub, tile, Carrara marble sink/top, fixtures and paint, removable wallpaper
- Paint rear bedroom 2nd floor
- New ceiling fan front and rear second floor bedrooms
- Whole house duct work cleaned and sanitized
- Replaced glass in front bedroom window - broken seal
- Replaced exterior outlet covers, painted metal fixtures black
- Added and landscaped rear beds
- Added water softener

2024

- Refurbish existing screened porch, paint/stain floors, new vinyl railings, new screens, paint, new light fixtures, ceiling fan, new stairs with poly wood
- Exterior Paint - all trim, windows, doors, garage doors
- Replaced front door with Low-E Fiberglass
- Water Filtration System
- New Hot Water Heater Wifi
- Whole House Filter and Booster Pump
- New Well Pump
- Renovate laundry room, painted, removable paper

2023

- Replace all downstairs flooring with oak hardwood, sand and refinish existing hardwood to one contiguous color throughout 1st floor (Floor Coverings International - Wake Forest)
- Paint front bedroom 2nd floor
- Added outdoor deck from laundry entrance, solar lights, vinyl railings, composite deck
- Replaced all exterior lighting on house

2021

- Replace upstairs carpeting with LVP (except office and bonus room)

2020

- Paint bedroom 2nd floor with skylights (children's decor)
- Update main full bath 2nd floor with new shower, tile, cabinet w/Carrara marble top/sink, fixtures and paint
- Fence backyard (Brennan's Fence)

Recent Years

- New Roof (2019) - 50 yr warranty
- Wifi Controller for Sprinkler System