

104 Camille Circle

Improvements, Maintenance & Conveying Items

Improvements

Painted exterior	2020
New roof	2021
New gutters	2025
Refinished downstairs wood floors	2025
Kitchen remodel: Replaced countertops with quartz; Cabinets professionally painted; Added custom built pantry in closet under stairs; Added shelves & wall scone over desk; Replaced lights over island and table; Added tile backsplash (herringbone pattern); Replaced oven/range with new (dual oven); Replaced sink (single bowl); Replaced faucet; Upgraded cabinet hardware	2025
Replaced water heater	2025
Replaced mailbox	2025
Replaced garage door torsion spring, bearings & bushings	2026
Resodded back yard	2023
Added outlet and recessed A/V equipment enclosure above fireplace	2025
Replaced thermostats with new Amazon/Alexa smart thermostats	2026
Refurbished playset & surrounding area	2026
Refurbished firepit	2025
Replaced front door with solid wood and added wood/glass storm door	2020
Replaced light at front door	2020
Replaced lights throughout house (except upstairs bathrooms)	varies
Planted 3 new trees (magnolia, dogwood, & tulip magnolia)	varies
EV charger for car installed in garage	2024

Regular Maintenance

Septic tank pumped out	Jan 2026
Regular weed treatment & fertilizing (professional)	bi-monthly
Regular pest treatment (professional)	quarterly

Convey

Large picnic table, bench, and chairs (6) on back deck
Adirondack chairs (6) at fire pit

Dates and details provided by the seller. Kitchen remodel details are grouped under 2025.

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Interior, Outdoor & Community Features

Downstairs notes

Pottery Barn light fixtures in kitchen and dining room

Ballard Designs light fixtures in entry and hallway

Hunter ceiling fan with remote control in living room

gas fireplace

upgraded powder room vanity, faucet, and mirror

large side storage space in garage with epoxy floor

Kitchen Remodel (2025)

Double convection ovens with air fry

Zellige tile backsplash in kitchen

Champagne bronze kitchen faucet

Deep basin kitchen sink

French door refrigerator

large custom built pantry with wood shelves

large entertaining island

newly upgraded quartz countertops

Upstairs notes

tile primary bath with garden tub and shower

large tiled laundry room with deep utility sink and cabinets

bonus room with two storage eaves

pull-down attic storage

Outside

Dog Guard installed invisible fence

Ring doorbell

many mature trees including magnolia, crepe myrtles, tulip tree, dogwood, pear tree, wooded back yard

generator ready

large firepit

screen porch surrounded by trees with room for a sectional and patio table, connected to a large deck

created a stepping stone pathway to the Youngsville Library

string lights throughout the trees

playset

rocking chair front porch

side entry garage

.99 acre, flat and wooded

Notes about neighborhood

Community pool, sidewalks, and walking trail around community pond

Walking distance to the Youngsville Library, Luddy Park, Scoops on Main, Burnt Barrel, Youngsville Elementary