

# ELITE AUCTIONS

## ***16770 PRATO WAY INTERIOR & EXTERIOR IMPROVEMENT SHEET***

### **Interior Improvements**

- Main floor Master Suite has been added
- Pool Bath conversion to full bath
- French Oak Flooring - Legno Bastone
- HVAC Systems completely replaced, five condensers and air handlers-Served by Brett A/C
- New Karstan carpeting
- New wine room
- New interior light fixtures and fans
- Entire interior painted, walls, trim, ceilings and doors
- New kitchen backsplash and stainless-steel hood
- Kitchen cabinets and pantry cabinets were painted and have new Cambria tops
- New kitchen faucet at main sink and pot faucet at stove
- Staircase railings and steps stained and sealed
- New interior slab (marble floors removed)
- Cabana flooring replaced
- New security system installed by A-1 security and sound
- Windows replaced and resealed

### **Exterior Improvements**

- Exterior cleaned and painted
- New pool filter. Pool maintained by Poll & Patio
- New outdoor gas grill
- New stone on outdoor kitchen bar
- Garage doors epoxied
- Front door and garage doors painted
- Sod replaced, landscaping refreshed with new plantings
- Light fixtures and mail box repainted