



UPDATES AND IMPROVEMENTS

4022 TECOLOTE WAY

Main House

- New Trane XL17i 3-ton high efficiency (17.2 SEER2, 12.6 EER2, & 7.8 HSPF) heat pump and air handler system , maintained seasonally by Boer Brothers (2024)
- New Google smart thermostat (2024)
- New ultraviolet air purifier added to air exchange unit (2023)
- Non-functioning solar water heater decommissioned (2022) and removed (2024), with new metal roofing added (2025)
- New Gladiator 50-gallon tall smart electric water heater installed (2022)
- New fiberglass insulation, foil radiant barrier, and stair cover installed by Triangle Radiant Barrier in attic (2021)
- New Samsung Bespoke refrigerator & Samsung Bespoke dishwasher (2023)
- New LG smart washer and dryer (2021)
- New LeafGuard gutter system (2022)
- New Fanimation ceiling fans with remotes in living room and bedrooms
- New exterior dusk-to-dawn lighting (2024)
- New pantry lighting (2021)
- New Pottery Barn sconce in study (2024)
- New exterior paint (2021)
- New extended back deck and stain (2024)
- New shower heads (2022) and shower faucet (2021)
- New Renin mirrored closet doors in bedrooms (2025)
- New IKEA closets with mirrors in master bedroom (2021)
- New IKEA built-ins in pantry and bedrooms (2021)
- New stovetop (2022)
- New raised gardens in front of home and landscaping in back of home (2024)
- Extensive tree removal in parking area, along driveway, and around main home (2024)
- Driveway leveled and amended (2024)
- Septic system drained (2024)
- Hot water heater drained (2025)

CALL OR TEXT LISTING AGENT GARY
MILLER FOR MORE INFO: 919-428-7469

UPDATES AND IMPROVEMENTS CONTINUED

4022 TECOLOTE WAY

Cottage

- New windows and doors (2023)
- New vapor barrier, insulation, and venting under cottage (2021)
- New IKEA kitchenette (2025)
- New bathroom lighting (2021)
- New Fanimation ceiling fan (2021)
- New GFI outlets (2021)
- New interior & exterior paint on cottage (2021) and front and back porches (2024)
- New landscaping using Chapel Hill Grit (2024)
- New in-ground firepit and seating (2024)
- New exterior dusk-to-dawn lighting (2024)
- Hot water heater drained (2025)
- Trane mini-split system maintained seasonally by Boer Brothers

Well House

- New well house (2023)
- New in-ground electric to well house installed by Dynamic Electric (2023)
- New Water Right Impression Plus water softener and water filtration system in well house installed and regularly maintained by The Water Specialist (2023)
- New pressure tank for well (2021)

Open Shed

- Structure extended to the left and right for additional storage (2024)
- New metal roof (2024)
- New paint (2024)