

2827 Arrowwood Lane Rock Hill, SC Feature Sheet

All-Electric Home with whole house surge protection and natural gas fireplace. Full yard irrigation system installed.

HVAC – Brothers – Downstairs (3T) & Upstairs (2T) Amana Heat Pumps – 12-year warranty – Installed 8/12/2014 - \$19,000

ROOF – Weather-Tite Exteriors, LLC – 50 yr. GAF Timberline HD 3-tab shingles – Pewter Gray – Installed October 2012 - \$12,937.16 (Price included replacing gutters and downspouts with seamless , Gutterglove Pro Gutterguard, and installation of 10” Sun Tunnel above kitchen island.)

WINDOWS – Apex – Whole House replacement triple pane with embedded grids – Installed July 2016 - \$27,450

ELECTRIC WATER HEATER – Brothers – 50 gallon – Installed 3/10/10 - \$1320

CRAWLSPACE ENCAPSULATION – DryPro – Two-layer flooring: 10 mil liner and drainage matting – Installed 10/3/2011 - \$13,430

KITCHEN CABINETS – Carolina Cabinet Refacing – Alder Wood with Natural Stain – Installed May 2006 - \$21,516

KITCHEN GRANITE COUNTERTOPS – Universal Stone – Installed May 2006 - \$5,332

KITCHEN APPLIANCES – GE Profile Refrigerator, 30” Electric Range, and Spacemaker Microwave KitchenAid Dishwasher – Installed June 14, 2006

HARDWOOD FLOORS – Downstairs except for Master Suite and Utility Room flooring refinished with Loba Low/No VOC WaterBased Finish - J.Wood Flooring and Installation - April 2013 - \$4000

Staircase, Upstairs Hallway & Closet flooring - J. Wood Flooring and Installation - April 2013 - \$8530

Family Room: Mullican Hickory Saddle with 3mm cork underlayer - J. Wood Flooring and Installation - May 2013 - \$4,700

MASTER BEDROOM & WALK-IN CLOSET – Laminate Wood

MASTER BATHROOM – Ceramic tile floor (original - 1995); Granite Transformations White Cooper Countertops, Shower and Tub surround – May 2011 - \$11,700 Granite Transformations Cabinet refacings – May 2011 - \$4,122

UTILITY ROOM FLOOR – Allure

50 cu.ft. LG TOP LOAD ENERGY STAR WASHER (WT7200C) and 7.3 cu. ft. LG ELECTRIC ENERGY DRYER (DLE7200V) – Installed August 15, 2018 - \$1725 (Price includes 5YR EPP Major Appliance Warranty.)