

1403 Greenway Drive:

Home built by Robin and Mike Holman/ Holman and Young Construction 1997-98

Kitchen:

- 2006 granite countertops, Hardwood floors refinished, Tile backsplash.
- 2014- all ceilings painted- Ivory Lace- Sherwin Williams
- 2023 Kitchen Cupboards professionally painted (Carolina Cabinets)
- 2022 Ceiling fan

Master bath:

- 2006: Garden tub, Ceramic tile shower
- 2023: New light and faucet fixtures
- 2023 Paint

Master bedroom

- Carpet 2023

First-floor bedrooms

- 2023 carpet (both rooms currently used as offices)

Living/Dining Room:

- 2022 Professionally painted living room, dining room and kitchen
- 2021 Ceiling fan
- 2021 dining room light fixture

Appliances:

- 2011 Samsung refrigerator
- 2020-Kitchenaid dishwasher
- 2020 Sink disposal
- 2022 GE Double oven

Basement: finished in 2000

- 2021- Painted main room, bedroom with bath.
- 2021 smooth top replaced.
- 2021- ceiling fans installed
- Kitchen aid ice maker maintained, cleaned 2x year/. Just serviced by Mr. Appliance and cleaned (Oct 2023)

HVAC: 2015 Gas Pack replaced- Trane (Bill Shuford H&A)

- Roof: 2012 Hipps Roofing
- Beam Central Vac: 2016 New Accessories per Hendricks (current owners never used central vac system)
- Hot water heater (Worthy Plumbing)- 2018
- Lower-level outdoor ceiling fans replaced 2023.

Pool:

- Built 2008/ Anthony Sylvan
- 12,500 gallons- sport pool
- Open uncovered year round
15'x30.5' dimensions
Depth 3'6" Ends/ 5' middle
- 2023: Replaced pool pump, sand filter, heater
- KG Pool Services for repair/ maintenance

- 2020 Termite contract with Terminix (previous owner)
- 2023 Terminate inspection with no current plan. (Shelby Pest Control)
- 2022-23 scheduled visits interior and exterior

Security System Moose Z1100e in place and wired but not activated by current owner/ Upgraded to Cellular

Internet Service- Spectrum

Front Yard:

- 2023 Front retention wall built.
 - 2023 Front landscaping (mulch/ all new plants, small tree in front beds)
- **Right side of retention wall (front) and side yard will be groomed, and new grass planted week of 10/23
Derrick Hoyle Landscaping/ Clines Nursery
- 2023 patches of new Fescue grass planted around new landscape beds and back yard hill.

Outdoor water spigots replaced 2023.

Current Home Warranty – American Home Shield, paid through October.

In process:

- 2 window glass panes being replaced (on order)
Nelson/ Broad River Window
1 in front bedroom/ office
1 in basement back room overlooking pool.