



Recent Home Upgrades at 7618 Sunvaught Lane

- **New heat pump** installed - 1.5 years ago for energy-efficient climate control
- **Water heater** (manufactured in 2018) double-strapped, serviced last year
- **Luxury vinyl plank flooring** with wood grain appearance installed throughout most of the home
- **Ceramic tile** flooring in the entry and both bathrooms
- **Roof** replaced by HOA approximately 3–8 years ago
- **New gutters** installed recently
- **Exterior recently painted**, with future repainting included by HOA
- **Fully remodeled kitchen** with quartz counters and freshly painted cabinets
- **Quartz countertops** in both bathrooms
- **New vanities and sinks** in both bathrooms
- **Beautiful walk-in shower** installed last year
- **Both toilets replaced** with newer models
- **LED lighting** added to the primary bedroom
- **Most ceiling fans updated**
- **Water softener**
- **Artificial turf** installed in the backyard for low-maintenance landscaping
- **Former two-way fireplace and dividing wall removed** to create a spacious open layout (chimney remains as architectural aesthetic)
- **Skylight professionally covered** to reduce noise, with new lighting added



HOA Amenities – Sun Country 55+ Community

- **Exterior house painting and roof maintenance/replacement**
- **Front yard landscaping and irrigation service**
- **Two clubhouses** (main clubhouse and a cabana clubhouse)
- **Two pools** – regulation-size and walking pool
- **Heated spas/hot tubs**
- **Tennis courts**, partially converted to **pickleball courts**
- **Fenced RV storage** area available for homeowners
- **Lush 2-mile walking path**, greenbelts, and community trails
- **Clubhouse amenities** include an exercise room, library, game room, and outdoor game court