

ADDENDUM



**508 HOOT OWL COURT
ST AUGUSTINE, FL 32080
www.508hootowl.com**

**Offered by Irene Arriola
Saltwater Property Group
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INTERIOR IMPROVEMENTS

1. Three air conditioning units all new in 2007 (one unit each for upstairs, downstairs master and office, and the biggest unit is for the rest of the lower level)
2. Instant hot water recirculating pump
3. Two hot water heaters, lower level new in 2007, upper (in attic) replaced in 2012
4. Re-plumbed whole house to replace copper piping with PVC.
5. Convection oven in kitchen
6. Custom fireplace mantel with TV cabinet
7. Wood-burning fireplace with exterior ash box
8. In-ceiling surround sound with outdoor speakers on separate zone
9. Upstairs master bathroom remodeled in 2008 with limestone
10. Jack-n-Jill shower renovated with imported Mexican shell stone 2008
11. Three attics and tons of closet and storage space.
12. Kids play area under stairs with chalkboard-painted walls and shelving
13. Laundry room remodel in 2010 includes custom shoe storage bench, craft area, laundry sink with hanging area, and lots of cabinetry for storage.
14. Wine cooler in butler's pantry/wet bar.

EXTERIOR IMPROVEMENTS

1. New hurricane-resistant, energy-efficient windows throughout. The upper level windows are double-hung.
2. New roof in 2007
3. Exterior painted in 2010
4. Lighted landscaping (landscaping includes palms, live oaks, and orange and grapefruit trees)
5. Saltwater pool with paved deck.
6. Hot and cold outdoor shower