

Legacy at the Ranch: 4607 RO Dr.

Features and Improvements - page 1

2022 - 2024

- \$50k: Game room improvement
- \$75k: Furnishings for all 3 structures
- \$20k: Landscaping
- \$15k: 2 new HVAC units
- \$15k: Paint
- \$10k: Spa on back porch
- \$10k: Propane tanks and installation
- \$10k: Appliances: 3 additional refrigerators (total 5), 3 sets of washer and dryers
- \$10k: New water well pump
- \$5k: Kitchenette in guest house
- \$5k: New front gate opener
- \$2k: Pool heater
- \$2k: Lighting

\$229,000+ Total Improvements 2022-2024

2021

- Installed drip irrigation in all beds.
- Replaced recessed lights with flush mount LED lights.
- Added drip system to 5 fruit trees in garden & all garden beds.
- Painted ceiling on back porch & back fence
- All trees around the house, front fence, and pool "cleaned out".
- New fence along entire front of property (sealed with an oil base sealer).
- Lighting along entire fence.
- New entry lights installed on gate posts.
- Fence on the side from the covered parking units through backyard of house.
- Painted front and back doors black.

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2020

- Replaced 2 of 2 hot water heaters in attic.
- Re-did entire garden, beds & crushed granite.
- New windows throughout the house.
- Installed new support posts for front gate.
- Trimmed/cleaned out all trees around house & pool area.
- New sprinkler controller.
- Resurfaced the front porch.

2019

- New well pump.
- Rocked under oak tree.
- Solar panels put on grid with PEC.
- Changed closet doors in guest rooms to sliding doors.
- Converted carport into game room & theater.
- Upgraded lighting in game room & upstairs in the studio.
- Complete remodel of kitchen: counters, cabinets, appliances & lighting.

2018

- Replaced 1 of 2 hot water heaters in attic.

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2016

- New masonry mailbox.
- Added storage shed.
- New metal roof.
- Replaced front & back yards with zoysia grass.2017 - Fenced in behind house.
- Added studio.
- Tiled house & apartment.
- Installed lights below the pool & up the stairs.
- Closed in barn: added office/storage upstairs w/AC/heat.
- Added split units in game room, the apartment has central air & heat.
- Added split units in the studio upstairs & downstairs as well.

2015

- New gate.
- Lights up driveway.
- Added 2 carports with 4 spaces of covered parking.
- Added pool.
- Added gazebo.

2014

- Lights in trees.
- Added bathroom in game room.