

# Features and Upgrades

## 4018 Rio Pinar

- **New roof with Architectural shingles black with black drip edge done 7/2025**
- **Goshen Community**
- 3 bedrooms / 2 full baths Brick Ranch
- **Freshly painted**
- Stone, wood burning fireplace with rustic wood mantel
- 2 inch faux **wood blinds throughout**
- Formal dining room
- Arched windows in 2<sup>nd</sup> and 3<sup>rd</sup> bedroom
- **Concrete patio with Pergola with sun canopy**
- Laundry in garage
- Mud room off the garage with picture windows
- Court yard with wrought iron railings and gate , and river rock
- Front porch and courtyard have excellent curb appeal and very welcoming for guests.
- Lots of closet space
- Shelves in garage
- Updated lighting -flood light added to back yard.
- **NEW DOUBLE HUNG WINDOWS EVEN ARCHED ONES**
- **Newer gutters with gutter guards and downspouts**
- All new solid 6 foot **wood fence** around yard with double gate on garage side and single garden gate on other side.
- **New backsplash in kitchen**
- **New garage door with openers with wifi capability to open and close from phone.**
- All new plumbing to **new hot water heater**, hall bath / hose bibbs and pressure regulator
- Removed trees in back yard and leveled yard
- **New thermostat.** HVAC has been serviced.