

## Swimming Pool Information 5830 Fire Light Terrace

Summary: The homeowner is a degreed and licensed Professional Engineer in the Commonwealth of Virginia, and as such, a high-degree of research was conducted prior to designing and constructing the pool. Heavy emphasis was placed on long-term reliability, operating cost, and ease of maintenance.

Construction Date: Summer of 2004

Dimensions: 38' x 19"

Capacity: 24,000 gallons

Contractor: Luxury Pools

Pool Manufacturer: Regatta (heavy-gauge vinyl-lined)

Pool Construction: Grecian Layout, Premium High-Density Polymer Walls and Structural Supports (as opposed to low-end steel which will corrode and rust over time)

Heater: Top-of-the-Line Ultra-High-Efficiency electric heat pump by AquaComfort (as opposed to low-bid and costly-to-operate (about 150% more) natural gas))

Filter: Oversized Hayward sand filter - only have to change sand every three years (as opposed to maintenance-intensive cartridge-type or DE-type)

Auto Chlorinator: In-line automatic chlorinator by Hayward (just fill canister once per week with 3" chlorine tabs)

Safety Cover: Top-of-the-Line mesh-type manufactured by Loop-Loc (can literally withstand the weight of an elephant)

Robot: Automatic pool cleaning robot manufactured by Dolphin.

Pool House/Shed: Maximum 150 s.f. size allowed by code with electric

Pavers: Top-of-the-Line octagonal pavers by E.P. Henry – approximately 2,400 sf.

### **Approximate Cost of Back Yard Project:**

Pool:	\$40,000
Fence:	\$15,000
Shed:	\$5,000
Pavers:	\$45,000
Irrigation:	\$2,000

**TOTAL: \$107,000**

### **Note to Potential Buyer:**

- 1. If you desire a pool – you will not find a better-designed and lower cost-to-operate pool in any residential home.**
- 2. If you desire a pool and purchase a home that does not have a pool and plan to add one at a later date – you need to add +/- \$100,000 to your purchase price for an equivalent pool (unless you go the low-bid route). Due to market conditions, real estate is discounted – but pools are not.**