

## Home Improvements & Upgrades

Extensively remodeled in 2021 with additional upgrades completed through 2026 — approximately **\$173,850 invested** in improvements!

### **Electrical & Lighting Upgrades** – \$33,000

- New main electrical panel
- All lighting upgraded to energy-efficient LED
- New ceiling fans throughout, including a stunning oversized propeller fan in the upstairs living room
- New kitchen can lighting
- Upper & lower cabinet mood lighting

### **Designer Kitchen & Bathrooms** – \$42,000

- Completely remodeled kitchen with all-new cabinetry
- Added center kitchen island
- Quartz countertops
- New LG appliance package, including washer/dryer combo
- Remodeled primary bath with tiled tub & custom tiled shower with glass enclosure

### **Interior Finishes & Flooring**

- New flooring throughout – \$6,000
- Modern cable stair railing – \$13,000
- Six new interior doors – \$10,000
- New mirrored closet doors
- Updated door hardware throughout

### **Heating & Air Conditioning** – \$18,000

- Daikin Mini-Split HVAC system with 4 units
- Regular maintenance completed, including new blowers & surge protector (2025)

### **Tankless Water Heater** – \$5,500

- Tankless system installed
- Recently serviced & flushed (Fall 2025)

### **Windows & Window Coverings**

- White vinyl windows installed (2018) – \$7,000
- New screens & professional cleaning completed in 2026
- Plantation shutters & Venetian blinds
- Motorized blackout shades for upper-level view windows
- NEW motorized skylight coverings installed May 2026

 **Outdoor & Balcony Improvements** – \$3,500


- Rebuilt deck structure & flooring (2020)
- Deck recoated December 2025

 **Fresh Interior Paint** – \$11,700

- Entire interior professionally painted April 2026

 **Garage & Additional Features**

- New epoxy garage flooring (May 2026) – \$1,350
- Professional deep cleaning completed twice in May 2026
- Included LG 77” premium living room TV
- Included LG 65” bedroom TV

 Truly a turn-key property with high-quality upgrades, modern finishes, and thoughtful details throughout!