

## Improvements - 28540 Pietro Dr

### Whole house

- new AC compressor & coils - \$13,980 - (2025) - Costco/Rowland Air
- Ecobee thermostat & sensors - \$367 - (2019) - Best Buy
- Converted all recessed lighting fixtures to LED (except stairwell) - \$1317 - (2025)
- higher security lock on front door - \$262 - (2025)
- CAT-6 cable from house "brain" to office - \$280 - (2020)
- Hot water heater - \$2612 - (May 2021)
- New washer dryer - \$1633 - (2019) - Lowe's

### Downstairs

- blinds on ground floor - \$2,410 - (2021) - Lowe's - half blackout, half frosted, can adjust the split
- Vinyl flooring on ground floor - \$5,200 - Harts Flooring - (2016)

### Kitchen

*the only original appliance remaining is the oven & stovetop. Everything else has been replaced:*

- fridge & freezer - \$1711 - (2019) - Lowe's
- microwave - \$524 - (2022) - Lowe's
- Bosch dishwasher - \$745 - (2017) - Lowe's
- pull-out pantry shelves & cabinets - \$858 - (2022)
- some outlets updated to higher capacity

### Living room

- large ceiling fan - (2010)
- surround sound in ceiling - \$2508 - (2010, 2020)
- shaft in wall to run wires from media center to back of TV - (2010)

### Bedrooms

- Ceiling fans in all bedrooms
- Installed new AC return in corner bedroom - \$2376
- Elfa custom closet in Primary bedroom - \$3424 - (2010)
- Elfa custom closet in child's bedroom - \$902 - (2019)
- Plantation shutters in Primary and child's bedroom - @ \$2,100 - (2010)
- nooks / storage railing around bathtub in Primary

### Loft

- LED light fixture - \$197
- swing for air

Garage

- garage ceiling storage racks, slatwall - \$2,891 - (2022)
- garage shelving - \$228 - (2025) - Costco

Professionally painted (2026) - \$4,600