

## **Improvements to 67 Carlsbad**

### **Living Room:**

New laminate flooring  
Newer paint  
Gas fireplace with electric starter  
Newer wide baseboard  
Extra storage niche  
Double-paned windows

### **Dining Room:**

New laminate flooring  
Newer paint  
Chair rail molding  
Updated chandelier  
Newer wide baseboards  
Double-paned windows

### **Kitchen:**

Updated kitchen cabinets with soft-close hinges and drawers  
Recycling/Trash cabinet  
Storage cabinets in peninsula  
Granite counters  
Newer stainless steel sink  
Pendant lights over peninsula  
Stylish complimentary wallpaper  
Newer stainless steel refrigerator, dishwasher, microwave, gas oven  
Built-in pantry plus additional pantry in closet

### **Half Bath:**

Hidden under-stair storage  
Newer toilet

### **Primary Bedroom and En-Suite Bathroom:**

Ceiling fan  
Double-paned windows  
High ceilings  
Newer paint  
Newer carpet and padding  
Updated cabinet in bathroom  
Walk-in closet  
Granite counter  
Newer toilet

### **Secondary Bedroom and En-Suite Bathroom:**

Ceiling fan  
Double-paned windows  
Newer carpet and padding  
Newer paint  
Newer cabinets  
Newer toilet

### **2nd Floor Laundry Room:**

Storage shelving  
Newer washer/dryer

### **2-Car Attached Garage**

#### **Front Patio:**

Paver patio  
Block fencing

#### **Exterior/HOA**

Block fencing  
Newer exterior paint  
Newer roof July 2025  
Newer HVAC system with upgraded HEPA filter system July 2025  
Property has been re-piped  
Vents cleaned