

Home Improvements and Upgrades (approx. \$200K)

- Replaced all flooring throughout the home with LVP in the main living areas and tile in the bathrooms.
- Repainted the full interior of the home.
- Replaced all interior doors for bedrooms/closets/bathrooms.
- Added tongue-and-groove shiplap to the living room ceiling.
- Added recessed lighting in the living room.
- Redesigned the fireplace with brick tile for a cleaner, more updated look.
- Added electric fire starter and fire glass to fireplace.
- Installed smart blinds in the front room and primary bedroom.
- Fully renovated the primary bathroom and reworked the bedroom/bathroom layout to create a larger primary bath.
- Fully renovated the guest bathroom.
- Installed smart toilets in both bathrooms with heated seats, bidet wash, dryer, and auto-flush features.
- Updated the kitchen with new appliances, including a Bosch refrigerator, Bosch dishwasher, beverage fridge, and invisible induction cooktop.
- Installed new porcelain kitchen countertops.
- Installed new kitchen sink and sink hardware.
- Repainted the kitchen cabinets and added new cabinet hardware.
- Installed a new kitchen vent hood.
- Added an acoustic wood slat feature wall in the third bedroom with a hidden closet door.
- Installed a new pool filter.
- Added a whole-home water softener.
- Added landscaping rock and improved drip system for plants in the front and back yards.
- Repaired the main sewer line to address root intrusion and added a cleanout for easier future access.



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