Authentisign ID: FD74326B-11BE-F111-A6A9-000D3A4FF82A

Classified List of Home Improvements and Included Items

"We chose this place as our home in October 2003. Over the years, we have lovingly cared for, renovated, and curated every corner with great taste keeping it completely up to date, functional, and infused with a fresh, timeless style." RHFM & SMF.

Major Transformations

- ✓ **Office / Study** (2024): We converted one of the two living areas into a dedicated, custom home office/study. Perfect for today's hybrid or work-from-home lifestyles.
- ✓ **Flooring Upgrades:** We replaced the original carpet with durable laminate flooring. We also swapped the original vinyl for ceramic tiles in the kitchen, bathrooms, and laundry room to create clean, modern, and long-lasting spaces.
- ✓ **Walls & Paint:** We have carefully maintained and routinely updated the interior paint with contemporary color palettes to provide a bright, fresh, and modern feel throughout the home.
- ✓ **Carpentry & Architectural Details:** Decorative trim was professionally installed in designated areas of the house (including door and window casings, crown moldings, and baseboards) as a finishing detail. **Special Feature:** We custom-framed and added decorative molding to the high architectural fixed window, beautifully enhancing the room's natural light and transforming it into a unique design focal point.
- ✓ **Kitchen, Laundry, & Bathroom Cabinetry:** We preserved the quality original cabinetry by giving it new life with modern paint tones and upgrading to contemporary designer handles and hardware.
- ✓ **Backyard Oasis:** We transformed the backyard by replacing the grass with a low-maintenance, high-aesthetic setup. It features professional concrete paving, beautiful two-tone brick pavers, and a custom built-in planter edge to create a cozy, easy-to-maintain outdoor retreat.

Premium Features, Upgrades, and Included Equipment

For the convenience of the new owners and to ensure a seamless, turn-key transition, we have decided to include several upgrades and fixtures designed for comfortable living:

Home Office (2024)

- ❖ White adjustable open-shelving unit with an integrated hanging accessory bar.
- ❖ Slim, low-profile drywall TV mount featuring a white wall-mounted cable concealer (fully prepped for TV installation).
- ❖ One additional black floating shelf.
- ❖ White vertical wall hanger.

Outdoor Area / Patio (2025)

- ❖ Commercial-grade, waterproof, and shatterproof solar string lights installed along the perimeter to create a warm, inviting evening ambiance.

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Garage Storage

- Heavy-duty overhead ceiling storage racks installed, supporting up to 280 lbs. of capacity to maximize vertical storage space.

Interior Hardware

- Schlage lever handles in antique brass for all interior and entry doors.
- Heavy-duty articulating TV wall mount (accommodates 55”–120” TVs) in the main living room.

Windows & Window Coverings

- Custom Plantation Shutters installed in the primary bedroom, dining room, and home office area (2024).
- Contemporary designer blinds in the kitchen and the two additional bedrooms.
- Brushed gold steel single curtain rod complete with matching finials, rings, and hooks, installed above the sliding patio door (2024).

Ventilation & Lighting

- Recessed ceiling LED lighting paired with custom wall dimmers (2018).
- Casablanca Stealth 54” Energy Star ceiling fan featuring an integrated LED light kit and dedicated wall controls in the dining room (2022).

Primary Bedroom & En-Suite Bathroom (2023)

- Possini Euro Lula Black LED designer wall sconce light fixture.
- Full matching set of Delta bathroom fixtures (tub spout, sink faucets, towel hook, and toilet paper holder) in a sleek matte black finish.
- High-efficiency white KOHLER toilet upgraded with a matte black trip lever.
- Modern Kwikset Square matte black door handles.
- Full-motion TV wall mount (accommodates 32”–65” TVs), fully prepped and wired for installation.
- Two black floating shelves in the bedroom and two white floating shelves in the bathroom.
- Brushed gold steel single curtain rod with matching finials, rings, and hooks.

Guest Bathroom (2021)

- Oval frameless tilt vanity wall mirror.
- Traditional 3-light vanity light fixture with frosted white glass shades.
- Delta Chrome 4-inch centerset 2-handle faucets with matching integrated drains.

Kitchen & Major Appliances

- KitchenAid 30” Stainless Steel Double-Oven Gas Range with a matching built-in wall microwave, both in excellent working condition (2010).
- High-efficiency washing machine and dryer set (excellently maintained and highly reliable).
- *Optional Selling Point:* Bosch 500 Series French Door Smart Refrigerator (36", 26 cu. ft.) featuring an exterior water and ice dispenser (2023).

  Note: We plan to negotiate this refrigerator separately or include it in the final offer if explicitly requested by the buyer.