

Improvements & Upgrades

Approximately \$85,000 in improvements since 2023 - not reflected in the price

Systems & structure:

- All-new windows throughout
- New electric HVAC system for the home
- Separate electric AC unit for the garage
- Insulated garage door with new epoxy-coated garage flooring
- New primary suite slider door
- ADT security system

Kitchen & baths:

- Quartz kitchen countertops
- Brand new stainless steel appliances
- Refrigerator with ice maker
- Updated bathrooms (2023) with double vanity in the primary bath
- New electric washer and dryer

Water & pool:

- Whole-home water filtration system
- Reverse-osmosis system
- Major pool equipment updates: new heater, salt cell, filter, and pump

Key message for buyers:

- The major work has already been completed
- The house is move-in ready
- The buyer can enjoy the property immediately
- No months spent managing contractors
- These upgrades add convenience and appeal without adding to the price