

Property Upgrades

Address: **8806 Sterling Gate Cir**



Date (approximate)	Item	Cost Estimate (approximate)
2001	Constructed media room with built-in speakers, increasing finished floor area	\$ 35,000
2002	Installed pool, spa, patio	\$ 75,000
2015	Upgraded kitchen tile	\$ 8,000
2016	Resurfaced pool with Pebbletec	\$ 8,000
2019	Converted domestic hot water to a tankless system	\$ 3,600
2020	Built home addition and outdoor kitchen with built-in sinks, storage, gas grill, refrigerator, and serving bar; added stone finishes coordinated with the pool spa feature	\$ 27,000
2020	Replaced patterned concrete on two covered patios and around the pool with terrazzo incorporating concealed lighting; extended terrazzo and built additional outdoor area	\$ 8,000
2020	Replaced roof	\$ 19,000
2023	Installed 7-ft wood fence with 12-in bottom rail and cap rail; updated sections of wrought iron fence	\$ 6,500
2023	Repainted home exterior	\$ 14,000
2023	Added UV-C germicidal lamps to the A/C system	\$ 1,400
2025-2026	Replaced four air conditioning units with modern high-efficiency models	\$ 64,000
2026	Repainted home interior	\$ 24,000
	Total Updates	\$ 293,500