



MICHELLE LAYNE  
REALTOR® ASSOCIATE

40519 Manor Dr

## Property Features & Updates

| DESCRIPTION                            | DATE | APPROX. COST |
|----------------------------------------|------|--------------|
| New Roof                               | 2025 | \$18,000     |
| New A/C Unit                           | 2023 | \$3,000      |
| New A/C Coil                           | 2025 | \$2,500      |
| Gemstone Exterior Lights               | 2023 | \$5,000      |
| Exterior Expansion Joint Filler        | 2023 | \$2,500      |
| Generac Generator                      | 2022 | \$15,000     |
| Stairwell Treads                       | 2024 | \$4,000      |
| Wrought Iron Fence/2 Gate Entrances    | 2021 | \$2,000      |
| Katch A Kid Pool Perimeter Fence       | 2022 | \$3,500      |
| New Fence- Driveway & Backyard         | 2025 |              |
| Kitchen & Primary Bath Updates         | 2022 | \$1,800      |
| Garage Ice Machine Install (Used)      | 2021 | \$2,000      |
| Playset Repairs & Updates              | 2025 | \$1,000      |
| (2) New Toilets- ½ Bath & Primary Bath | 2026 |              |
| New Gas Cooktop                        | 2025 | \$3,000      |



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