



THE
ARMAOS
REALTY GROUP

PROPERTY UPGRADES

THOUGHTFUL IMPROVEMENTS THROUGHOUT THE HOME

INTERIOR FINISHES

- Laminate flooring installed upstairs and in the downstairs living room.
- New interior doors installed upstairs and downstairs.
- Entire home repainted; ceilings updated with new texture.
- New ceiling fans installed upstairs and downstairs.
- Staircase remodeled and upgraded.
- New downstairs window installed.

KITCHEN

- New quartz countertops and backsplash.
- Cabinetry upgraded and freshly painted.
- New stainless steel stove, microwave and dishwasher.

BATHROOMS

- Primary bathroom fully remodeled with a new shower, tile, vanity, lighting, toilet and glass shower door.
- Half bathroom updated with a new vanity, toilet and lighting.

MAJOR SYSTEMS

- Roof replaced - August 2025.
- A/C condenser replaced - January 2022 (Kellough's AC & Heating).
- New boiler installed - October 2024.
- New A/C coil installed - June 2025 (Oasis Air Conditioning).
- New A/C line, circuit and disconnect box - March 2026.

OUTDOOR IMPROVEMENTS

- New patio deck and new fence, both freshly painted.

Upgrade dates and details are based on information provided by the seller. Buyers should independently verify all information.