

LIST OF IMPROVEMENTS

-Per Seller-

2212 W Sunnydale Ln. Mequon, WI. 53092

Exterior - \$60,850

- New Roof - Garage - 2021 (~\$12k)
- New Roof - Shed - 2026 (~\$5k)
- Plans for Main Structure New Roof 2031 - all five years off cycle
- Replaced skylight over Jack and Jill Bathroom (\$6400)
- Added Pressed Pavement Walkway from Mud room to driveway (\$8500)
- Laid tarp and stone along pavement walkway (\$1200)
- Planted boxwoods along new walkway (\$600)
- Trenched around entire house (including under hardscaping) to establish french drains pushing water away from the property (\$16,600)
- Installed exterior cameras, keyless entry, remote doorbells (\$1200)
- Re finished front door (\$350)
- Led lane initiative to re-seal private lane - 2022 - (\$8000)
- Worked with Spectrum to install higher speed cable (n/c)
- New sliding glass door to pool (\$1000)

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Garage - \$15,700

- Installed LED lighting - Garage (\$3k)
- Installed Tesla 40 amp charger - (\$2k)
- Replaced Under Fascia, west side of garage (\$5k)
- Installed additional HVAC to carriage house bathroom, bedroom, mainroom (\$4500)
- Re Coiled garage doors (\$1200)

Shed - \$4,000

- Factory Restored Pond Pump (\$200)
- Replaced Shed Windows (\$2000)
- Repaired shed exterior siding (\$1800)

Pool - \$28,700

- Pool liner is being replaced
- Replaced pool pump with energy efficient pool pump (\$2200)
- Solar Cover - (\$1000)
- Replaced pool light with LED, installed relay (\$2200)
- Replaced pool ladder (\$500)
- Installed black fencing to enclose pool and pond (\$16,000)

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Additional Landscaping - Miscellaneous (\$100k+)

- Removed dozens of dead, dying, or poorly placed trees (near structures)
- Trimmed out all three acres of trees bottom height, limb management (annually)
- Cleared west of lane weeds below trees, maintain mulch/pine bed along property
- Planted multiple new pine trees on west side of property
- Laid tarp underlaying mulch on approximately 50% of non grass / non driveway areas to prevent weed growth / reduce maintenance
- Repaired / replaced stones lining firepit area
- Repaired / replace stones lining pond
- Installed 6 composite / weather resistance adirondack chairs to fire pit and pond
- Repaired, aerated, seeded, re carved out grass areas
- Established stone walkway from firepit to NE side of walkway
- Planted junipers along multiple property borders, slowly replacing arborvitae (better deer resistance)
- Removed massive multi thousand pound buck rub from SE corner of property
- Pond stocking with goldfish

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Electrical - \$30,200

- Installed whole home generator (\$15000)
- Installed zone AC for living room + kitchen / kids bedrooms (\$6000) for better energy efficiency
- General repairs, replacements, rewiring (\$5000)
- Whole home energy efficiency replacements / improvements (\$2500)
- Wired basement TV + Entertainment area behind drywall (\$1200)
- Energy efficient thermostats (\$500)

Flooring - \$14,500

- Polished hallway tiles, replaced old, worn, or misaligned tiles (\$4500)
- Fresh carpet in all bedrooms, basement stairs (\$10,000)

Basement - \$18,700

- Tore out all basement drywall, put up fresh drywall (\$14,500)
- Tore out all basement ceiling tiles, put up fresh ceiling tiles (\$4200)

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Plumbing - \$15,245

- New Garbage Disposal (2026) - (\$450)
- Updated plumbing to master bathroom for efficiency (\$600)
- Installed dual power backup for basement sump pumps with power backup (\$3500)
- New Water Heater (\$1200)
- Installed Water Softener (\$1295)
- Installed Iron Filter (\$2200)
- Plumbing and venting modernization (\$6500)

The Interior was also freshly painted.