



LIST OF IMPROVEMENTS

7431 N BOYD WAY | FOX POINT

2025

- Added Enclosed Backyard Fence (Suburban Fence)
- Professional Clean of House Siding

2024

- Updated Entire Kitchen (New Thermador Appliances, Countertops, Painted Cabinets, Added Double Door Pantry, Moved Oven / Range)
- Updated North Side of Basement (Removed Drop Ceiling, Painted Ceiling, Painted Walls, Added Wireless Sconces)
- Updated Outside Landscaping - Planted Hydrangeas + Hydrangea Tree, Removed old trees
- Closets by Design - added "California closets" to both bedroom closets upstairs
- Added wallpaper to bedroom #2
- Added basketball hoop on garage

2023

- Updated All Exterior Light Fixtures on House + Garage
- New AC Unit (July 2023)

2022

- Primary Upstairs Bathroom: Complete Gut Renovation; everything brand new
- Refinished / Restained Hardwood Floors throughout house
- Converted Fireplace to Gas + Painted Fireplace
- Added Custom Stair Runner
- Interior Paint: Entire First + Second Floor + Office Built In Cabinets
- Added Wallpaper behind built in shelves (dining room)
- Updated all Interior Light Fixtures
- Added Nest System / Technology

Inclusions: Oven/range, refrigerator, disposal, dishwasher, microwave, washer, dryer, LL refrigerator, LR TV mount, all window treatments

Exclusions: Dining room chandelier, seller's personal property and all staging items

This list has been provided by the seller and is intended for informational purposes only. All figures, details, and estimates are believed to be accurate but are not guaranteed. Buyers are encouraged to independently verify any information that is material to their decision making. Further, please note that heating/electrical and water/sewer costs are based on usage and may fluctuate.