

IMPROVEMENTS MADE BY CURRENT OWNERS!

TOTAL COST: APPROX \$105,000

Outside

- \$1330 : New hot tub cover and hot tub repair/resurrection
- \$1500 : Custom garden/security lighting on timer
- \$4000+ : Entire garden overhaul
- \$1800 : Re-pointed the chimney, repaired the fireplace and installed new hardware and grate
- \$2730 : Installed custom fan on chimney to help with fireplace draw
- \$2500 : Installed Invisible Fence for dog along property perimeter (collar and contact info for training will be left with new owner)
- Replaced the roof over the BBQ and extended it to the shed to create dry outside storage
- Installed a granite wall to close in bottom of deck
- Rebuilt front rail/wall on master bedroom deck
- \$250 : Applied new sealed surface on master bedroom deck
- Installed custom address display on lower street level
- \$360 : Replaced kitchen faucet
- \$175 : Replaced two window screens
- In-ground irrigation system was serviced in May 2015 and is currently turned on via timer (adhering to watering restrictions)

Inside

- Built a walk-in pantry with 2nd fridge in the kitchen. Pantry is plumbed so new owner can install plumbed fridge if preferred. Pantry has hands-free motion light that goes on when you walk into the pantry.
- Installed wall mounted TV in kitchen
- Installed custom live edge pine counter and shelves in kitchen area
- \$1400 : Added booster hot water tank in crawl space for kitchen (new in Feb 2013)
- \$1500 : Installed Restoration Hardware chandelier in dining room
- \$7000 : Installed built-in audio system in living room, dining room and kitchen (with wall mounted TV (new in 2013) & surround sound in living room)
- \$8500 : Installed custom granite surround and live edge pine mantel on living room fireplace (we took the fireplace back to wood burning but it can easily be converted back to gas)
- Installed custom steel railings on stairs
- \$11000 : Removed all carpeting and installed matching oak hardwood
- Rebuilt the storage under the stairs
- \$1240 : Installed drywall to remove hideous 'design hole' on stairs
- Installed custom shower with both hand held & overhead rain shower in lower level bathroom (new hardware \$600)
- \$3500 : Replaced washer and dryer with LG front load extra large capacity (new in Jan 2013)
- \$950 : Replaced fridge in pantry (new in Dec 2014)

- \$10000 : Had professionals paint interior walls, trim, baseboards (work completed May 14, 2015)
- Installed additional shelving in lower level storage room
- Installed shelving in garage
- Installed wall mounted TV in master bedroom
- Built a walk-in closet in the master bedroom
- \$950 : Replaced master bathroom sink and cabinet
- Installed custom barn door to downstairs
- \$1500 : Replaced bar fridge in kitchen (new in Feb 2013)
- Installed custom sliding barn door TV cabinet with display shelves and lighting in living room (hides wall mounted TV)
- Installed programmable thermostat (new in Jan 2013)
- \$1000 : Installed new hot water tank (May 25, 2015)
- Gas fireplace was professionally serviced and cleaned in Feb 2015
- Furnace was repaired/serviced in March 2015 -- Connell Barr says it's in good shape
- Alarm system tested and working - has 3 sensors in ceiling to detect smashed glass as well as several motion detectors
- All carbon monoxide/smoke detectors are date compliant and working