



4031 Villanova

Notable Features and Updates since 2015*

- Replaced gate (\$1000)
- Replace all windows (except master bedroom) in main house and garage apartment with energy efficient, double glass windows. (\$15,000-20,000)
- Replaced French doors (\$2,000)
- Replaced and extended wooden deck (\$3,000)
- Added dual split AC system with Wi-Fi thermostat in garage apartment (\$10,000)
- Redid floor (including sub-floor), vanity/faucets, and shower door from apartment bath (\$3,000)
- Built new bathroom on second floor (\$12,000)
- Replaced floor tiles and trim in first floor bathroom (\$1,000)
- Added glass door, replaced window for smaller one, added mirror, lights to master bath (\$2,500)
- Closed window in master bedroom (\$1,000)
- Added shelving to closet in master bedroom (\$1,500)
- Added shelving in laundry and mud room (\$500)
- Replaced sprinkler system control, thermostat for Wi-Fi enabled (\$500)
- Opened up dinning room wall (\$700)
- Built new storage room off the playroom (\$7,000)
- Replaced gas lines throughout the house (\$7,000)
- Added French drain to the garden and added/replaced gutters (\$4,000)
- Foundation maintenance (\$1,000)

ALL PER SELLER Costs are approximate. New Leaf Real Estate LLC does not confirm the accuracy of the information herein.
This document does not serve as a substitute for any inspections or warranties the purchaser may wish to obtain.