

UPGRADES!!

Exterior \$48,750

- \$12,500 Removed and Replaced fence with 8 foot custom 2-sided privacy fence - 3 rail with 2x6 top rail and trim boards and metal framed self-closing gates
- \$ 2,500 Stained all fence both sides with dark stain / sealer
- \$13,200 Replaced all pool equipment
- \$ 2,400 Plumber dug and relocated pool lines to side of house so equipment was not on back elevation
- \$ 1,800 New 14' x 14' deck
- \$ 5,400 Built Custom Palapas over deck area
- \$ 5,150 Pour slab and built 5'x20' enclosed storage unit - hardi siding and shingles to match home
- \$ 1,100 2- 30 amp circuits run in conduit to back corner of house for entertaining
- \$ 2,500 Installed Mosquito Nix insect barrier system
- \$ 600 Refinished Front Door
- \$ 1225 Stone extension at back patio
- \$ 375 Sprinkler controller with Bluetooth / Weather monitor system

Interior - UPSTAIRS \$37,650

Custom Staircase

- \$1750 Remove all stair railing and spindles
- \$2500 Custom Wood stair treads installed and stained
- \$475 Sand and re-stain stair railing dark brown to match custom staircase
- \$600 Mosaic tile installed on stair risers

\$3750 Crystal Chandelier with retractable wench system in Foyer

\$3,000 Upstairs carpet removed, and wood floor installed

Room conversion to Media Room

- \$750 Three step theatre seating framed
- \$1200 Electrical added with tear drop crystal sconce lights around perimeter with dimmer
- \$1900 Projection TV installed
- \$3500 Theatre sound system installed with surround sound
- \$900 150" Screen installed
- \$1000 Custom painted black
- \$525 Special Order light blocking curtains installed
- \$3100 Special Order Wool Carpet Installed
- \$7800 Theatre Seating (11 seats)

\$2500 - 3 piece crown molding upper ceiling throughout common areas

\$5500 Custom drapery and rods - 20' tall at back fixed windows

Interior - DOWNSTAIRS \$19,145

\$1200 Wood Floor in Study
\$250 Crystal Chandelier in Guest Bath
\$450 High Fashion Vanity Mirror
\$1100 Stacked Stone Fireplace
\$3450 1 piece crown throughout first floor
\$5000 Custom cabinets built and stained into island at living room
\$545 Chandelier in Breakfast Room
\$2700 Cooktop Cabinet removed / granite cut and replaced with stand alone 36" Range with double oven (3 ovens now)
\$650 Convection Microwave added
\$650 Kitchen aid Dishwasher Installed
\$825 Second crown added with remote controlled LED up lighting added in Master Bedroom
\$450 Bandelier Installed
\$1225 Wood Floor in Master Bedroom and Walk In closet
\$650 Custom Built Master Closet

Interior - THROUGHOUT \$21,675

\$900 Cabinet Hardware
\$3900 Blinds
\$625 LED Lighting
\$16,250 Custom Interior paint throughout entire home - Ceilings, Walls (7 Colors), All trim and doors