



IMPROVEMENTS & UPDATES 78 W. SANDALBRANCH CIRCLE

New downstairs furnace – 2016

New A/C capacitor for upstairs unit - 2016

New Roof – 2017 Transferrable Warranty Included with GAF and Shamrock Roofing

New Exterior lights - 2017

Remodeled Master Bath – 2018

Custom vanity with undermount square sinks with Price Pfister fixtures & quartz counters

Enlarged tile shower with rain showerhead and wall-mounted handheld fixture, frameless glass with coating to prevent water spots. Redgard membrane behind tile.

Replaced all lighting and added additional exhaust fan

New mirrors

New tile flooring

New Kohler toilet

Paint – Sherwin Williams Rock Candy

Remodeled Kitchen – 2018

Cabinets painted (sprayed) with white lacquer paint and new hardware

Quartz countertops and subway tile backsplash

Stainless steel 60/40 sink with sprayer faucet, new disposal

Wood plank tile flooring

Frigidaire Professional appliances - 36", 6 burner gas cooktop with telescoping downdraft vent, built-in electric oven with convection, and built-in microwave –

All in stainless steel

New baseboards

Paint – Sherwin Williams Agreeable Grey

Secondary Baths Updates – 2019

- Cabinets spray painted with enamel paint
- New tile flooring with cement board laid underneath
- New baseboards
- New quartz counters, undermount square sinks and new Price Pfister fixtures
- New lighting
- New toilets
- New baseboards

Whole Home – 2019

- Replaced baseboards and painted all trim work with enamel paint
- New carpet and padding on second floor and on stairs
- New wood plank tile flooring on first floor
- New fireplace surround
- New door hardware
- New ceiling fan in den and master bedroom
- New door to patio with full light glass & miniblind insert plus hand/lock set
- New paint – Sherwin Williams Agreeable Grey
- 2 – 40-gallon Bradford White water heaters
- Refinished front door and new hand/lock set
- New sod and plantings