

# 1818 Brookchester Estimated Cost Sheet

## Over \$100,000 in Upgrades & Updates

Estimates are to the best of sellers knowledge and have been rounded down to be conservative.

### **Architectural Changes Throughout – \$10,000**

- Completely added the custom pantry and the giant solid wood sliding door. (This area used to be only house a toilet)
- Moved the refrigerator to where the pantry used to be.
- Took down the dated lighting including the box that went over the island. Added new lighting
- Extended the counterspace on the left side by the fridge after moving the refrigerator.
- Lifted the wall 3 plus feet that above the stairs that divides the living and media rooms.
- Enlarged and squared the opening that looks out from the bar onto the living room.
- Removed the extended wood on the bar and fixed the wall where it was taken from.
- Fixed the back bedroom-patio area by adding cedar beams and removing some old lattice.
- Added the bookcase to kitchen next to the refrigerator
- Removed the bookcases in the office and added a closet and about 4 feet of floor space.
- All walls downstairs resurfaced
- Added a wall to the dining room area for sliding wood door
- Removed mirrors on walls and glass shelving above the fireplace and in the corner in the bedroom
- Removed the mirrors above the fireplace in the media room replaced it with Carrera matte tile.

### **Kitchen/ Laundry Room Remodel: \$20,000**

- New tile wood-look floor installed in the herringbone pattern
- All new countertops
- Soft-close drawer pulls were added.
- All cabinets sanded down and painted
- Stainless steel subway tile backsplash added
- New sinks and faucets
- New cabinet pulls
- New garbage disposal
- New Reverse Osmosis System (purified drinking water)

### **New Appliances – \$10,000** - Kitchen-Aid appliances all bought in 2016 include:

- Refrigerator
- Double convection oven
- Dishwasher
- 5-burner stovetop with rising vent hood (installed June 2019)
- Trash Compactor

### **New paint and stain throughout - \$20,000**

- Most walls were smoothed
- Every cabinet and each drawer were painted
- The garage was painted and the floors were given an epoxy coat
- The back decks were both stained

- **Master Bathroom Remodel - \$20,000**

- Major demolition removing stairs and adding concrete to the previously drop-down shower
- New countertops, sinks, mirrors, hardware, plumbing and paint
- Carrera matte marble added to the floors and walls
- Added new spa-like body-jet shower
- Claw foot soaking bathtub added
- Walls smoothed and painted
- New lighting added

**Flooring - \$8,000**

- Tile floor at the entrance
- The hardwoods upstairs
- Added flooring to the downstairs bedroom which was a library

**The Staircase - \$5,000**

- The carpet was removed
- Wrap around walnut-stained wood was replaced
- 4 coats of protectant were added
- The steel was sanded down, primed and painted

**Fireplaces Updated - \$1,000**

- Fireplaces were cleaned upon ownership
- Added faux wood to the gas fireplace in the bedroom
- Added Carrera marble to the wood burning fireplace in the upper living room (already accounted for above)
- Added reflective glass to the large gray brick fireplace
- Note: this also includes the Carrera marble in the alcove space in the bar

**Countertops - \$1,000**

- added to the guest and upstairs bathrooms

**8 ft. Cedar Fence - \$12,000**

- The pickets are cedar and it's an 8-foot fence
- It has a larger than normal 12x2 rot board on the bottom and trim molding was add to the top
- The sides and front were added in 2018
- The front was extended out to give more room in the backyard and has added decorative trim
- The back fence was just built May 2019

**Landscaping - \$3,000**

- Removed some crepe myrtles in the from
- Trimmed the trees regularly and recently
- Added dirt, mulch and bushes, plants and flowers throughout
- Added stones around the front to create flower beds