

## LIST OF IMPROVEMENTS FOR 9614 OXTED LANE in CHAMPION FOREST

- PEX plumbing throughout the home (2013) \$11,650
- Insignia triple pane krypton gas filled double hung windows (2017) \$11,000
- Brand new roof (3/6/19) thirty year shingle
- A/C only 7 years and was just checked and serviced 6/7/19. A/C system also includes a Reme Halo UV Whole Home In-Duct Air Purifier.
- New quartz white diamond counter-tops in kitchen, all baths, and built in desks
- All new stainless steel appliances in kitchen (Kenmore double oven, dishwasher, cook-top & microwave, disposal).
- New granite composite kitchen sink.
- New digital stainless/glass vent hood with LED lighting.
- Kitchen cabinets refinished with Sherwin-Williams emerald urethane Alabaster white paint with glass inserts in doors
- Remodeled master bath with walk-in glass seamless shower door, white Correra tile, and surround with new rainfall shower head
- 2 walls removed to create open floor plan, new interior doors added
- Previous dark wood paneling removed, replaced with sheetrock, new moldings and baseboards, updated fireplace and mantel
- All new porcelain wood-look tile flooring throughout downstairs; all new carpeting upstairs.
- Exterior and interior of home completely repainted with Sherwin-Williams
- New tile flooring and tile surround in 2<sup>nd</sup> bathroom
- New light fixtures, ceiling fans, doorknobs, sinks, sink fixtures, cabinet pulls, toilets

***Make this your dream home which has over \$75,000 in repairs, updates, and upgrades!!***