

# **18 Brywood Place**

## **Value Sheet and Seller Improvements**

### **2019 Improvements & Updates**

- Quartz countertops in kitchen
- Custom designer backsplash installed in kitchen & extended into the desk area
- Kitchen maple cabinets, island and desk custom painted white
- Onsite built custom wood lower base kitchen cabinets replacing builder particle board. Existing cabinet doors were custom painted white and installed on new base.
- All drywall removed & replaced with drywall, floated and taped behind lower kitchen cabinets and new backsplash.
- Builder grade beige travertine look tile in kitchen replaced with Duchateau 7" or 9" wide plank European Oak flooring. Flooring has a 25 year manufacturer warranty through 2044.
- Builder grade wood flooring throughout house downstairs removed and replaced with DuChateau European Oak wide plank flooring and quarter round.
- Builder grade carpet removed from stairs and replaced with on-site custom white vertical backs and DuChateau steps. Original builder installation mistakes corrected at same time.
- Entire home painted by professional painters: walls are Sherwin Williams repose gray (exception is another new paint applied in gray shade in MBA/MBR). Other exception: 2 BR's upstairs have original paint as does upstairs BA by family room.
- Downstairs Ceilings painted bright white & all baseboards/trim same including fireplace mantle and custom cabinet doors.
- Exterior kitchen door and garage doors painted.
- Laundry custom cabinets painted and shelf white by professional painters. Same for seating bench in MBR.
- Upstairs in open area all ceilings painted bright white and baseboards/trim in open area as well as 2 BRs.
- All Crown molding painted bright white downstairs by professional painters.
- Downstairs Winslow ledges all painted bright white by professional painters.
- 4-ton Carrier HVAC outside unit & attic air handler installed in July 2019 with remaining 1 year Carrier warranty.
- Kitchen Aide gas stainless steel cooktop and stainless steel Kitchen Aide Oven.
- Stainless Steel Bosch Silence Plus 44 dBA dishwasher and garbage disposal.
- Moen kitchen sink faucet
- Stainless steel professional series microwave
- Silver light fixture installed in dining room.

### **2018 Improvements & Updates**

- Plantation shutters installed in kitchen.
- Ceiling fan installed in master bedroom.
- Ceiling fan with light fixture installed in garage.

### **2016 Improvements & Updates**

- Timberline roof with 25 year warranty installed on house and garage and breezeway around 2016-17. Prior pricing approximately \$16,000.
- Four custom wooden beams installed in 18 ft vaulted ceiling in living room by custom home builder.
- White tile removed & grey Split stone installed in fireplace from floor to ceiling by custom home builder.
- Ceiling fan installed in living room by same builder.
- Kitchen door replaced with new door.

### **2015 Improvements & Updates**

- Entire yard fence painted gray by professional painter.
- Fruit trees planted - Plum and peach in backyard. (Existing Myer Lemon tree produced 100 lemons in 2018, was trimmed in 2019 & produced 50-60 lemons.
- Custom 2nd pantry created in kitchen (used as beverage cabinet)
- Kitchen pantry storage area increased by extending shelf width by 1/2 Foot each
- Custom Gourmet island installed (original Village Builder island removed).
- Powder room was remodeled with updated cabinet, sink, granite countertop & backsplash.
- Bathroom floors & shower walls in both upstairs bathrooms replaced with tile & custom inserts.
- Custom crown molding installed throughout house – upstairs and downstairs.

### **2014 Improvements & Updates**

- Southern Magnolia tree planted in front yard.
- Master bathroom tile replaced with herringbone pattern travertine.
- Original SS sink replaced with scratch resistant custom black deep tub sink with a SS Moen faucet.

### **2013 Improvements & Updates**

- New Little Gem Magnolia tree planted off backyard patio.
- 6-8 ft privacy Fence with gate installed from kitchen to garage.
- All white tile & laminate wood flooring removed from downstairs and replaced with hardwood flooring.

pool schematic/layout for backyard available upon request based on 2013 study commissioned by original homeowners.