

1738 Woodcrest Improvements

Seller Enhancements Since Purchase

- Refinished hardwood floors
- Enhanced Lighting:
 - Recessed lighting in Living, Guest Bedroom, Guest Bath & Master Bedroom
 - Updated light fixtures (Entry, Dining, hallway, Guest Bath, second Guest Bedroom, Master Bath vanity)
- Kitchen Enhancements:
 - New Whirlpool Refrigerator - December 2019
 - Refinished/resealed slate tile floors, grout & counter tops in Kitchen - November 2019
 - Updated Kitchen faucet with modern matte black faucet
- Painted entire interior of house including all trim, baseboards, ceilings and walls
- Updated fans to Modern Fan Company fans (Living, Guest Bedroom, Master Bedroom)
- Installed Ring Doorbell

Seller Improvements / Repairs (per inspection report plus other improvements)

- **Plumbing and Drainage**
 - Improved poor drainage on side of house
 - Extended gutter on patio and regularly cleaning of gutters
 - Replaced sewer pipe in backyard
- **Electrical:**
 - Updated Electrical Panel Box from 125 amp to 250 amp/Grounding/Add Exterior Outlet on Back Patio
 - CenterPoint replaced aerial wires to house
- **Other**
 - Exterior wood rot repaired in various locations
 - Entire HVAC system, including ducts, cleaned & inspected by AdvantaClean
 - Numerous other repairs related to inspection in 2018. Please see report for more details.

Improvements Made by Prior Owners

- **Kitchen Transformation:** Carrera marble countertops, subway tile backsplash, slate tile floors, Stainless Kitchen appliances and Apron front farmhouse sink
- Windows Updated
- Storage added: Built-in cabinets and shelving in Living Room and in large hallway storage closet
- Smart-home Security System by Vivint with front door keypad (window break sensors & motion sensors)
- French doors to Back Patio and Back Yard
- Wainscoting in second Bedroom

All information per seller. Please independently verify.

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