

# Renovations and Upgrades Overview • 4112 Ave Q-1/2, Galveston, TX 77550

## 2017

- New electrical panel; complete home re-wire, including high speed USB chargers in every room
- New lighting, ceiling fans, pendant lights and LED recessed lights
- New plumbing throughout the home, including
- New Rennai on-demand hot water system
- Replaced rotted wood siding on home and garage where needed
- New larger garage door and heavy duty door opener/remotes/keypad
- New Rheem central HVAC, including new duct work
- New drywall and interior paint throughout
- Uncovered and restored original hardwood floors throughout
- Removed wall and old wood stove chimney to enlarge Kitchen footprint, creating open floor plan, then installed sustainably grown custom wood cabinets with quartz countertops and new brushed nickel hardware, and stainless appliances (refrigerator negotiable with strong offer)

## 2018

- Added new front concrete walkway to curb
- Completed Utility Room addition, with storage area, folding table and pocket doors, and new Samsung full size heavy duty washer/dryer (washer/dryer negotiable with strong offer)
- Added new 20x12 wood deck to back of home

## 2019

- Powder Room added, including 48" vanity with storage and all new brushed nickel fixtures
- New wood privacy fencing in back, and new gate with side yard fencing in front

## 2020

- Installed new storm windows sides and back of home
- Repainted home exterior and soffit/fascia
- Renovated main Bathroom, including green board drywall, tub, toilet, sink, tile floors/tub surround, and adding new recessed storage cabinetry
- Added paver patio using reclaimed Ferris stamped bricks saved from original chimney demo
- Added new landscaping/grass
- Repainted home interior and trim work
- New roof on home and garage (with WPI-8 certificate)

### Average Utility Costs

Electricity:	\$125.00/month
Gas:	\$ 35.00/month
Water/Sewer/Trash:	\$ 60.00/month

### Insurance Premium Costs

Homeowners	\$ 704.55/year with 2% deductible
Windstorm	\$1,392.00/year with 5% deductible
Flood	\$ 512.00/year with 2% deductible

# Kitchen Design Layout

