

# Renovations / Updates We Made (~\$75k)

2302 Droxford Dr.

## Exterior (\$53,500)

1. Front yard shrub and flowerbed replanting (\$3,500) – September 2015
2. Front yard refresh (\$1,000) – April 2017
3. New LiftMaster garage door opener (\$700) – April 2017
4. Complete backyard design and remodel (\$42,000) – Spring 2018
  - a. Patio
    - i. Removed concrete; replaced and extended with pavers, add new fence/gate
    - ii. Added underground drainage system and sprinkler system extension
    - iii. Added pergola, lighting, planter box, and landscaping
    - iv. Added Sonos Connect Amp & Definitive Technology AW6500 speakers (\$1,000)
  - b. Playscape
    - i. 500 ft<sup>2</sup> of artificial turf (W-Blade 60 Turf) with 1.125" fall padding underneath to provide 6 foot IPEMA Fall Rating protection (\$5,900)
    - ii. Kids Creations Two Ring Deluxe Backyard Swing Set (\$2,700)
  - c. Backyard Other
    - i. Trellis and chalk board along playscape, vegetable boxes, ~20 trees (citrus, Mexican Plum, Yaupon Holly, Southern Magnolia, Giant Timber Bamboo), various bushes and flowering vines, Blackstar gravel and river rocks, etc.
5. Front yard enhancement, incl trellis on west of house and irrigation ext. (\$2,800) – March 2019
6. Tree trimming of large trees in front yard (\$1,000) – April 2019
7. Replaced front and side yard grass with Zoysia (\$2,500) – August 2019

## Interior (\$23,800)

1. Replace carpet throughout downstairs (\$4,200) – Summer 2014
2. Replaced light fixtures in kitchen and dining room (\$900) – Summer 2014
3. Added crown molding and paint most rooms (\$2,900) – November 2016
4. Complete new 4 ton Trane HVAC system installed (\$7,700) – July 2017
5. Smart home: Nest thermostat and backdoor August Smart Lock Pro (\$600) – 2017
6. Installed solid basswood plantation shutters to ten sets of windows (\$3,700) – January 2018
7. Replace kitchen faucet (\$300) – January 2019
8. Replace light fixtures in master bath and entryway (\$500) – Summer 2019
9. Repaint kitchen cabinets and touchup painting (\$3,000) – July 2020