

811 Branard New Updates Main House:

Fresh paint

Quartz Kitchen Counters

Porcelain Hexagon kitchen back splash

PEX plumbing

Removal of kitchen partition wall and living/dining separation beam

Removal/replacement of all exterior wood rot on soffit and rear of property

Replaced third bedroom vanity and mirror

Refaced fireplace to match backsplash

Painted exterior front patio

Pressure washed home

Replaced wood rot on floor in utility kitchen closet and added a hatch to enter the bottom of the house

Main House Updates from 2-6 years ago:

Low E double pane windows

Tankless water heater-2019

Soft close kitchen cabinets

Plantation shutters

Farmhouse sink and fixture

Stainless Bosch kitchen appliances

Remodel of all 3 bathrooms including tile, vanities, toilets and fixtures

Exterior back deck

Exterior house paint

Blown in insulation

HVAC-5 years old

Roof-6 years old

Replaced siding to hardie cement board

Restoration of wood flooring

Exterior fence

811 Branard New Updates Apartment

Agreeable Gray paint and white trim throughout

Toshiba window ac units throughout

Formica kitchen counters

Stripped kitchen cabinets and painted

New kitchen sink and faucet

Sink vanity and mirror in both bathrooms

Removal of wood rot & replaced w/ cement board/paint on front of property and patio side on lower baseboard.

Closed wall between family and utility room for extra wall space

Revamped storage shelves in master bathroom

AGENT NOTES:

Seller disclosures, survey, T-47 and appraisal from 2015 are online.

Please call list agent for title information

Property appraised at \$640,000 in 2015—please NO LOW BALL OFFERS! The house is priced very reasonably.

Washer and dryer in apartment convey with sale