

To Our Perspective Purchasers,

This home has had a lot of blood, sweat, tears and more love put into it than we have ever thought possible. When you think “this is my forever home”, you treat it as such and make it special for your family. Never did we think we would want to part ways with our home but, after 19 years we believe that our chapter has come to an end.

When we first laid eyes on 5914 Upper Falls, it was love at first sight. We fell in love with the corner lot, the St. Augustine grass, the solar screens, and the oversized back yard; it was the perfect space to raise our family. Since then, this home has had love bursting out of the seams. It was important for us to leave the home better than how we purchased it and below, will detail that we have done just that.

5914 Upper Falls Lane Upgrades & Renovations
Estimated cost \$45,000

2016- \$6,500

- *Installation 5-ton AC Unit Outside/Relocated to backyard.*
- *Installation new ac unit (attic)*
- *Replaced all duct work in the attic*
- *Installed additional hallway return*

2017- \$9,400

- *Roof Replacement with 30-year Architectural Shingles*

2018-\$6,000

- *Guest bathroom-Walk in Shower Conversion*
- *New Commode Install*
- *Hot water heater replacement*

2020- \$23,100

- *Kitchen Remodel*
- *New Appliances (dishwasher & stove top)*
- *Master bathroom renovation.*
- *4th bedroom conversion*
- *Jack & Jill bathroom renovation*
- *Ceramic Tile (wet areas & dining room)*
- *New carpet (bedrooms)*
- *4-inch Baseboards through out*
- *Cordless Faux Wood Blinds (all windows)*
- *New ceiling fans (all bedrooms & Living room)*
- *All New Electrical Outlets*
- *Rocker Switches*
- *New 3-sided 6ft fence w/kickboard*
- *All New Interior Doors w/ hardware*
- *Interior and Exterior Paint*