

22103 Summer Shower Court upgrades with costs

Flooring

Removed all original carpet through home and stairs
New vinyl wood upstairs, new carpet in theater
Restructure home theater platform & wall between game room & theater
Engineered wood added to downstairs bedrooms and office \$14,500

Driveway to Patio extension \$1,800

Lighting

Replace and add upgraded can lights in kitchen and master closet,
replace 3 chandeliers, theater lights \$1,000

Kitchen cabinets & beams — stain grade

Add upper extension wood cabinets,
Add glass panels and lighting
Upgrade 4 large cabinet doors with glass panels
Install wood beams in kitchen and living room \$4,400

Painting

All interior professionally painted with Sherwin Williams — including garage
Drywall removed and replaced to level ceilings through room transitions,
remove arches to make room demarcations consistent throughout home
Stain new wood treads to match new beams
Paint new stair risers
Stain upper cabinets to match original stain on existing cabinets.
Modify kitchen cabinets to accommodate new appliances
Re-stain front door
Repair & re-paint poor patch in living room ceiling done by previous owners
Previous HVAC leak – per previous owners
Wood moldings added to Primary bedroom wall
Misc. other touch ups and repairs inside & outside home. \$23,000

Plumbing & Appliances

New kitchen sink faucet
2 new comfort height toilets downstairs
Ice Maker
Reverse Osmosis drinking water system
Pool pump replaced w/Hayward Variable speed pump \$3,500

Home cinema

New electronics, re-wiring, 4 new speakers \$2,500

Backyard

Sprinklers and drip irrigation added to accommodate new landscaping
Bamboo – non evasive – added for privacy
Fence stained \$1,800

TOTAL SPENT ON UPGRADES

\$ 52,500.00