

## Property Upgrades & Highlights:

23102 Westgate Village Lane

### Interior:

- Complete downstairs Goodman HVAC 16 seer system (2017) - \$7k
- New floors throughout first floor, baseboards and painted all downstairs trim - \$11k
- Granite in main bath and upstairs bath - \$3,500
- Complete bathroom plumbing fixtures (shower trims, faucets, elongated and comfort height toilets, sinks and master bath tub & shower) - \$10k
- Master bath cabinet hardware - \$100
- New vanity in half bath - \$350
- Kitchen
  - New backsplash \$1,500
  - Kitchen cabinet paint and hardware - \$3,500
  - Kitchen sink, faucet and disposal - \$1,500
- Stacked stone fireplace with ceramic log remodel - \$1,200
- New ceiling fan in living room - \$800
- Rinnai tankless water heater - \$3k
- Fiberglass front door with new hardware - \$1,100
- Internal blind inserts for master French doors - \$400
- All brush Nickle door hardware throughout the house - \$750
- All 2' blinds added to the back side of house - \$500
- LED bulbs throughout house in all cans and majority of fixtures - \$600
- Upgraded stair banister - \$700

### Exterior:

- New roof 2016/17 - \$22k
- Pool deck and patio extension approximate 600 sq ft \$3500
- Pebble tech pool plaster - \$5k
- 7' privacy fence on left side of back yard with extra-large gate - \$3,500
- New back door with internal blinds - \$700
- New pool pump motor - \$400
- Electric dolphin pool vacuum - \$800
- New garage door opener - \$600
- New ceiling fans on back patio - \$600

**This home features nearly \$85,000 in UPGRADES!**