

539 W 25th St, Unit A – Upgrades – Per Seller

Total approximate investment for all upgrades: \$64,000

Floors:

1. Removed carpet and installed hardwood floors on 3rd floor (master bedroom, hallway and small bedroom)
 - a. *Approximate investment: \$6,300*
2. Refinished hardwood floors on second floor including stairs and handrails (kitchen and living room)
 - a. *Approximate investment: \$8,000*
3. Removed carpet and installed tile on 1st floor (entry way, first floor bedroom and bathroom)
 - a. *Approximate investment: \$5,200*

Paint:

1. Painted all walls and ceilings in every room (master bedroom, master bathroom, third floor hallway, third floor bedroom, third floor bathroom, laundry room, living room, kitchen, dining area, office area, first floor bedroom, entry way, first floor bathroom)
 - a. *Approximate investment: \$4,000*
2. Painted garage door
 - a. *Approximate investment: \$800*
3. Painted front door and installed new hardware
 - a. *Approximate investment: \$600*

Kitchen:

1. Installed new dishwasher
 - a. *Approximate investment: \$800*
2. Installed new kitchen faucet, garbage disposal and drain assembly
 - a. *Approximate investment: \$400*
3. Installed new counter tops and backsplash
 - a. *Approximate investment: \$3,700*

Bathrooms:

1. Completely renovated master bathroom total
 - a. *Approximate investment: \$23,000*
 - i. New shower tile (walls, floor and accent strip)
 - ii. New main floor tile
 - iii. New bath tub
 - iv. New plumbing fixtures throughout
 - v. New counter top
 - vi. Painted cabinets
 - vii. New frameless shower door and window
2. Renovated first floor bathroom new tile on shower walls and floor, painted cabinets.

- a. *Approximate investment: \$2,500*

Garage:

1. Installed epoxy coating on garage floor
 - a. *Approximate investment: \$1,600*
2. Installed new garage door opener
 - a. *Approximate investment: \$200*

Exterior:

1. Installed new landscaping rock around perimeter of house
 - a. *Approximate investment: \$200*
2. Installed new patio door in 1st floor bedroom
 - a. *Approximate investment: \$4,200*

General Upgrades:

1. Installed Elfa shelving system in laundry room, 3rd floor small bedroom closet, and master bedroom small closet
 - a. *Approximate investment: \$2,000*
2. Installed hardware on all cabinets in house (bathrooms and kitchen)
 - a. *Approximate investment: \$100*
3. Installed all new smoke detectors and carbon monoxide detectors
 - a. *Approximate investment: \$200*