

UPGRADES AND IMPROVEMENTS TO 807-B REINICKE ST.

- Refrigerator conveys
- Both the washer & dryer convey
- Outdoor patio scaping
- Updated paint throughout the entire home
- Installed new water shut-off valve with lever
- Installed new hot water heater in October 2020
- Installed Attic Breeze solar-powered attic fan in September 2020 ** see note below
- Replaced A/C evaporator coil in August 2019
- Installed new blinds in guest bedroom and dining area
- Complete kitchen renovation, including: installed new high-end stainless-steel appliances, installed new quartz countertops (by previous owners), and extended wood flooring into the kitchen.
- Complete master bathroom renovation, including: installed new rectified tile flooring, a shiplap accent wall, new shower tile, new shower fixture, a frameless glass shower enclosure, new quartz countertop & backsplash, and replaced original shower drain. The dated bathroom cabinets, vanity sinks & faucets, mirror & lighting were also replaced.
- Removed dated, bulky built-in cabinets in living room & extended the wood flooring throughout
- Installed new rectified tile throughout the entire first floor
- Replaced carpet in the guest bedroom and in the master closet with new hardwood floors
- Installed a plumbing access door for the tub in the guest bathroom
- Replaced dated cabinets in guest bathroom
- Updated the home for fiber-optic internet capabilities

** From Attic Breeze home page:

"For Homeowners - Did you know that attic temperatures can reach over 150F during the summer without proper ventilation? Attic Breeze solar attic fans offer an effective solution to this problem by continuously removing attic heat and moisture buildup throughout the day. The result is a more comfortable home that requires less energy to cool, and all at absolutely no cost of operation. Working as a self-regulated system with your attic, the more intensely the sun beats down on your roof, the faster our fans remove hot air to cool your attic. And when your attic is cooler, everything in your attic just works better." <http://www.atticbreeze.net/homeowners.html>