

## **2419 Chestnut Dr. IMPROVEMENTS**

|             |             |   |             |
|-------------|-------------|---|-------------|
| New Roof    | Summer 2016 | Replace all surface down to rafters to include substrate and thermal barriers   | \$18,000.00 |
| New Windows | 2018        | Replace Windows in 2 front bedrooms, Livingroom, Kitchen and Laundry room   | \$ 7,500.00 |
| New windows | 2019        | Replace windows in Master bedroom, Master Bath, and back bedroom  | \$ 7,000.00 |
| Remodel     | 2019        | change floor plan to be open concept for Living, dining, Kitchen  | \$13,000.00 |
|             |             | Livingroom floor - upgraded tile laid in a double herringbone pattern<br>Material is Espresso Wood Plank Ceramic Tile   | \$ 8,000.00 |
|             |             | Crown molding throughout living and kitchen - custom  | \$ 2,000.00 |
|             |             | Kitchen has new stainless-steel appliances, including a commercial Décor slide in range 48" wide.<br>Dual fuel with 6 gas burners and a removable cast iron griddle. 2 electrics conventional / convectional, both self-cleaning ovens.   | \$18,000.00 |
|             |             | New custom Maple wood cabinets hand painted and glazed.<br>Cabinets installed to the ceiling with decorative glass with lighting along the top and counter lights underneath  | \$12,000.00 |
|             |             | Added Pantry ( 6'x8') with plenty of storage  | \$ 3,000.00 |
|             |             | 3rd wall oven with microwave combo  |             |
|             |             | The kitchen has counter have been redone with 2 unique Natural Stones.<br>The perimeter of the kitchen uses a Brazil quartzite (level 5) 3cm slab. Each cabinet run is finished with miter-cut waterfall edges. The slabs are butterflyed to have continued grain pattern which extends up the walls to create a beautiful finish as the back splash. The large island makes it inviting and luxurious for all. Exotic Chocolate Bordeaux granite is top of the line; level 4, 3cm and does its job to anchor the large space.<br>Translucent veins add visual interest to the stone and gives it a substantial presence while providing top performance for everyday living. | \$14,000.00 |
|             |             | The Master bedroom boasts a built-in desk area that has been fitted with the best quality porcelain countertop to continue the elegant attention to detail.   | \$ 1,000.00 |
|             |             | Entire home has been painted and new carpet installed in all 4 bedrooms   | \$15,000.00 |