

SELLER UPGRADE/IMPROVEMENT LIST 5831 MOUNTAIN VIEW DRIVE

IMPROVEMENTS 2012:

Low E windows

Hardi Plank and painted the entire exterior of home, garage, and porte cochere

Gutters

RENOVATION 2020-2021:

2 HVAC Units and Digital Thermostats-Transferable Warranty

2 Water Heaters

All cabinet knobs, interior door knobs, exterior door knobs; front, back and garage door, pulls and hinges, door jams replaced with oil bronze

Front door and stair rails stained

Entire interior of home painted

All cabinets painted

New ceiling fans with light kits; Family Room, Primary Bedroom, Breezeway/Porte Cochere

New canned lighting over fireplace

Flush mounting lighting throughout the home, to include closets, halls, etc.

New light fixtures; Dining Room, Foyer, Kitchen, Breakfast Room, Bathrooms

6 new toilets

Vinyl flooring in Family Room, Dining Room, Living Room/Study & Primary Bedroom

Carpet & pad upstairs all Bedrooms, Halls, Stairs and closets

New mirrors Primary Bathroom, 1 half Bath, 2 Bathrooms upstairs

New wood tile added to all bathrooms

Primary Bath renovated with new walk-in shower, soaking tub, granite counters, window shelf, shower seat, new sinks, and oil bronze faucets, fixtures and towel rings/bars in all bathrooms

Mortar repair made on brick exterior and caulking around windows

Replaced all roof vents

New Appliances dishwasher, microwave, oven and disposal

Kitchen renovation to counter tops; granite, tile backsplash, new sink and faucet

New plugs, light switches and GFCI's replaced throughout the house

New A/C vents

Approximate cost of improvements/renovation \$126,300.00