

Upgrades and monthly expenses for 3822 St. Simon Manor

Flooring (downstairs):

- Kitchen – Wood tile
- Living Room – wood tile
- Foyer – tile
- Office – Wood tile
- Master – wood tile
- Master bath – tile
- Master closet – Carpet

Lighting

- High efficiency Phillips Recessed lighting throughout the entire house
- Phillips hue lighting installed on stair way, above cabinets, above front door entry

Upgrades

- Countertops – Quartz (completed in august 2015)
- Cabinets – dark wood with big pot drawers(completed in august 2015)
- Security system – Camera external and internal (covers every entry point external and internal)
- Smart locks on front door
- Smart door bell - 2 way audio with motion sensors and notification to your phone
- Driveway camera – 2 way audio with motion sensors and notification to your phone
- Speaker system – Bose speakers with amps. (speakers in backyard patio, living room, gameroom, master bedroom, upstairs bedrooms) (completed in august 2015)
- Garage door opener – smart home feature (completed in august 2015)
- Upgraded high efficiency insulation – blown in insulation (completed in august 2015)
- Appliances upgraded 2015 (microwave, stove)
- Smart lights for outdoor lighting (works with phone app, or schedule)
- Upgrade phillips hue lighting above entry door, stairway and above kitchen cabinet
- Under cabinet LED lighting
- All flooring and paint entire home upgraded august 2015
- Professional landscaping with landscaping lighting
- Added power outlets to yard for easy Christmas light installation

- Nest thermostat installed upstairs
- Vivint home security panel downstairs – control camera system, thermostat, door locks
- Motion sensors, glass break sensors, fire sensors through home
- Insinkerator – quiet garbage disposal
-

Disclosures:

- Fire in 2015 all repairs and upgrades completed by servepro (professional installation on everything)
- Lightening struck roof causing fire (roof repaired 2015)
- Leak from overflow bathroom sink upstairs (professionally checked for mold)

Estimated bills: (average over a year)

Electricity – 111/month

Water – 50/month

Gas – 30/month

Alarm – 48/month

Internet – 80/month (fiber upgrade from ATT)

Yard service – 60/month

Cleaning service – 100/month

Insurance – 150/month (statefarm)

Flood – 32/month (not in a flood zone, did not flood during Harvey)

HOA – 480/year