



## **1640 Kipling Home Upgrades**

- 2019 New stand up shower and bathroom flooring in the master
- 2019 Installed new back door with glass insert from kitchen overlooking the backyard
- 2018 Custom built in desk and drawers for storing files and working from home and installation of sconces for ample lighting
- 2018 Custom pull out tall drawer for kitchen spices/pantry items
- 2018 Custom shelving in the laundry/pantry
- 2018 installed new roof with Tamko heritage shingle 30 year
- 2017 New custom roman woven shades throughout the house. The front of the house features up and down functionality. All shades are lined for privacy with the guest room and master bedroom feature black out lining.
- 2017 Added gas line to hook up directly to a gas grill
- 2017 Installed new KitchenAid 30 in. 5.8 cu. ft. Slide-In Gas Range with Self-Cleaning Convection Oven in Stainless Steel
- 2017 Installed new LG 4.5 cu. Ft. front load side by side washer and dryer with steam and turbo wash, energy star
- 2017 New windows in master bedroom, bathroom shower, hall bath
- 2017 two new flush mount lights added to the kitchen
- 2017 New ceiling fans in master bedroom and TV room
- 2017 Tankless hot water heater

## **1640 Kipling Exterior Upgrades**

- 2017 extended fence along driveway and relocated steel gate to the front of the house
- 2018 new electrical panel
- 2018 New driveway
- 2018 painted all exterior trim



- 2018 recoated front porch including adding a slip free agent to stairs leading up to front porch

### **1640 Kipling Garage and Upstairs Living**

- 2018 Added new two car garage with ample storage
  - New foundation poured with drilled piers
  - 23 ft wide x 26 ft deep with 9 foot ceiling and X ft clearance
  - Hot water heater separate from the main house
- 2018 built out an approximate 700 sf upstairs living space
  - Constructed by A.D. Restoration
  - Indoor stairs up the back with handrail
  - Vaulted ceilings
  - Landing area, kitchenette with sink, dishwasher
  - New undercounter Kitchen aid 4.7 cu ft. double drawer refrigerator and freezer with ice maker.
  - Wired for a gas grill top, oven and fan
  - Living space with ample room to relax, workout, and/or work from home
  - Recessed lights and new ceiling fans
  - Bedroom with closet space
  - Separate bathroom with standup rain shower and tile up to the ceiling
  - Solid wood doors
  - Double pane windows
  - Attic space
  - Installed doorbell if interested in renting