

# Property Improvements

26451 Cat Tail Dr., Unit #303

2019-Present

## General remodel

Updates/Labor/lighting/vanities/countertops/Mirrors etc.

**\$260,000 plus over \$75,000** in furnishings and decor

## Furnishings

Quality furnishings throughout the home are from Arhaus House, Sundance, Restoration Hardware, and other fine luxury furniture stores. See partial breakdown attached.

## Common Area

Freshly painted 2021

Hand installed vertical shiplap walls in coastal white finish 2019

Life proof waterproof - Luxury vinyl plank flooring throughout the home and both balconies. 2019

Floating interior and glued down exterior floor. (Exterior 2021)

New windows throughout the home 2019 (\$15,000 – Specs available)

New French door glass panes 2019

Custom shades throughout the home 2019

New light fixtures and ceiling fans throughout 2019

## Kitchen

Custom installed Silestone waterfall counter / breakfast bar 2019

Custom ordered all white luxury GE Café appliances (oven with warming drawer) 2019

Custom bright white cabinets/drawers with trash cabinet 2019

Custom bright white open shelving 2019

Stainless vent hood 2019

New hardware 2019

Hand laid brick veneer wall in coastal white finish 2019

Remote control under-cabinet lighting 2109

## Master bath

Restoration hardware double sink vanity with vessel sinks. 2019

Two back lit mirrors with anti-fog feature 2019

Custom tiled shower and hardware. 2019

New commode 2019

### Guest bath.

Gorgeous Italian tiled shower. 2019  
Restoration hardware vanity. 2019  
New commode 2019

### Closets

Bedroom Closets are all custom. 2019  
Master has built in drawers. 2019

### Utility room

New shelving  
New Maytag extra capacity washer and dryer

### Storage

Private storage closet unit outside entry door is part of the unit and has custom shelving.  
Keyless entry

### Beach storage

Unit No 9 in garage level is elevated with sub flooring to keep it free of debris.  
Custom shelving with peg board.  
Contents of beach chairs, etc. convey with sale.  
Keyless entry

### AC unit

Air handler has built in scrubber (not Ozone) 2019  
HVAC unit was tested and checked October 13, 2021.  
AC unit has been diligently maintained and ducts cleaned.

### Other

All new plumbing and electrical including interior breaker box 2019  
New exterior meter in garage 2021  
New water heater 2021  
Updated PVC and copper piping in AC lines from attic above master bedroom 2021  
Ring doorbell with remote access  
Echo B thermostat with remote access  
Keyless door entry with remote access

## Assessment of Furnishings

>\$75,000

### Rugs

Living Room \$8,000

Dining Room \$875.00

Bedroom 1 \$495.00

Bedroom 2 \$560.00

Master \$2,900.00

### Art Work

\$2,900.00

### Dining area

Arhaus dining table and chairs \$4,000

Decorative Bench \$130.00

### Living Room

Sofa and chair by Natuzzi editions

\$5,200.00

Accent chair \$1,200.00

Accent crab table \$400.00

Rope inspired side table \$800.00

Reclaimed wood/metal coffee table

\$900.00

### Custom blinds throughout home

\$5,000.00

Master shutters (in place when I purchased)

GE cafe appliances \$20,000

Decorative pillows by

Serena and Lily

Sundance

Restoration Hardware

All bedding/decorative pillows

\$2,200.00

Botanicals and vases  
Sundance

Beach towels  
Sundance 3 \$300.00  
Amazon 4 \$60.00  
Dillard's 4 \$200.00

Miscellaneous accessories/vases/furnishings  
\$3,200.00

Beach balcony furniture/pillows/rug/art  
And storage chest  
\$5,900.00

Fully functional kitchen  
Decorative open shelving dishes  
3 bar stools

Beds/Mattresses  
Bedroom 1 \$2,000.00  
Bedroom 2 \$2,700.00  
Master \$5,200.00