

COMPASS

4634 Merwin

Feature Sheet

3 bed | 2 Bath | 1,982 SF

Updates Done by Last Owners (within last 7 years):

- All windows replaced with double pane Renewal by Anderson
- New Tankless Water Heater
- New AC Unit
- Bathrooms Redone
- Paint Throughout Home
- Exterior of House Painted
- Custom Window Coverings throughout home
- Custom built ins in living room
- Plantation shutters
- Door hardware throughout home
- LED canned lights throughout home

Updates Done Within Last 2 years:

Front/Garage

- Repaint front door
- New mailbox
- New outdoor light fixture
- New door hardware
- Painted shutters
- Garage – replaced/repaired damaged cedar planks throughout
- Repainted entire garage and garage door
- New garage door spring

Entryway/Interior

- Wallpaper with Cole & Sons Hummingbirds
- Repaint interior front door
- New light fixture

Dining room

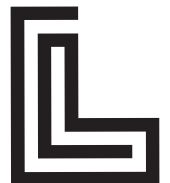
- Installed light where chandelier is
- New sconces

Playroom

- Repainted (within last 2 months)
- New light fixture installed (exclusion)

Kitchen

- Remodeled in 2020
- Quartz countertop
- New backsplash
- New cabinets
- All new appliances – kitchen aid
- Shaws original farmhouse sink
- Rejuvenation pulls
- Bamboo shades



Laundry room

- Installed pocket door
- New built ins
- New washer and dryer (exclusion)
- Repainted
- Installed quartz over washer/dryer
- New light fixture
- Roman shade on door
- Rejuvenation pulls

Living room

- Repainted
- Custom curtains and bamboo shades (previous)

Hallway

- New lighting (2)

Guest Bath

- Recaulked bathtub
- Restoration hardware vanity with marble top (previous)
- Restoration Hardware mirror (previous)
- Crate and barrel sconces

William room

- Repainted bedroom
- New ceiling fan

Emma room

- Repainted bedroom

Master bedroom

- Repainted

Master bathroom

- Pottery barn mirror
- Restoration hardware vanity with marble top (previous)

OTHER

- Underground plumbing redone in 1/2 of home
- New electrical box to increase Amperage
- Replaced AC Compressor/new copper line from evaporator to condenser
- Upgraded Sprinkler Control Panel
- Had all window caulking inside replaced

Exclusions

Dining Room Light Fixture, Playroom light fixture, living room tv and mount, playroom tv and mount, washer and dryer, gun safe in closet



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