

LIST OF SELLER RECENT UPGRADES AND ADDITIONS

2531 Nicholson Street

- Installed LED ceiling lights in garage
- Epoxy commercial grade garage floor
- Finish out and paint interior garage walls
- New lifetime roof
- Applied insulation and moisture barrier to underside of the home
- Installed new underground drainage system
- Irrigation system (8 zones)
- Custom gas porch wall fixture
- Replaced Facia boards around house and porches
- Tankless hot water heater
- Paint interior of home including trim, cabinets, and ceilings. Freshly painted front porch
- Exterior perimeter Brick skirting replacing wood lattice
- Brick entry steps and herringbone brick landing leading into the property
- Landscaping (topsoil, sod, beds, green materials & trimming)
- Ceiling fans throughout (DC super-efficient) with remotes
- Security system, CO2 monitors, glass break
- New custom mahogany front door (8')
- New decorative tile installed in Laundry Room, Powder Bath, Primary Bath and second Full Bath
- Porcelanosa freestanding KRION soaking tub in Primary Bath
- Custom Cabinets in bathrooms
- Solid wrought iron stair balusters
- Decorative light fixtures throughout
- Removed previous floor tile in Kitchen and installed red oak flooring in Kitchen ALL new red oak flooring upstairs
- Refinished downstairs hardwood flooring
- Iron fence and gate
- Exterior landscape lighting
- Outside shower on south side of home for pets with concrete base
- Decorative custom landscape concrete pavers, poured onsite
- Concrete landing for grill on south side of the home
- Cedar privacy fence on south side of the home, new wooden walk-through gate at the rear of the home
- Installed Gutters

*ALL PER SELLER