

# **23811 Welch House Lane**

## **> \$30,000 IN IMPROVEMENTS OVER THE PAST 10 YEARS**

### **2022**

- Entire Exterior of Home Pressure Washed and Painted
- New Dishwasher & Garbage Disposal
- New Back Door
- Roof Maintenance Performed with new Pipe Jacks
- Replaced all the smoke detectors, they are hard wired with battery backup

### **2019 - 2020**

- Replaced all single-pane windows with energy efficient dual-pane, gas filled vinyl clad windows. Work was done by Window World and windows have a lifetime transferable warranty.
- Installed a Ring Video Doorbell Camera that stays with the house
- New Hot Water Heater

### **2017**

- Kitchen Remodel with New Granite Countertops & Sink, new Double Oven Gas Range and New built-in Microwave/Range Hood
- All Interior Doors Replaced with Shaker Style Paneled Interior Doors
- New Pergo Max Laminate Wood Flooring and Baseboards Throughout
- New Lighting and Fans throughout

### **2012 - 2016**

- Garage Bonus Room - Converted 50% of Garage to air-conditioned Living Space/Home Office with raised so that the space feels like part of the original structure of the home. Work was done such that space can be easily converted back to a 2-car garage if a future owner prefers not to have this extra airconditioned space. All cabinets and shelving in this room can stay. NOTE: This is approximately 200 sqft and is addition to (not included in) the 1875 sqft listed in MLS for the house.
- Installed 2 new garage doors
- Added a gorgeous stone outdoor fireplace
- Added a 9 x 12 Greenhouse in the back yard with automated watering system and an approx 20 foot long hydroponic garden on the west side of the house. The hydroponic garden is great for growing tomatoes. Both are removable
- Installed 15 foot diameter by 52" deep above ground Swimming Pool and with wooden stairs and pool deck. Both are easily removable if new owner prefers not to have a pool. Pool is not currently heated, but is plumbed for gas in case future owner wants to add a pool heater.
- New Roof