

3200 W. Lamar #11

Home Improvements:

- New tile floors were put in on the first floor in bedroom one.
- Elevator shaft and elevator were installed in March 2021. Elevator was conveniently put in off front entry, shaft goes up to fourth floor. Estimated cost for elevator shaft and elevator installation was \$40,000- \$45,000.
- All interior walls throughout the home were re-painted. White color scheme was used, ask listing agent for paint schedule.
- Carpet on stairways was removed and hardwood floors were installed.
- A shower and separate tub were added to the half bathroom on the fourth floor.
- Seller added shelving and storage space to every closet on all floors.
- The primary walk-in closets (his and hers) were upgraded. Custom shelving and built-in storage were added to primary closets and total closet square footage was increased.
- Primary closets carpet flooring was replaced with hardwood floors.
- In August 2020, the Seller purchased Frigidaire Kitchen appliance package. Stainless steel appliances included: full size refrigerator, dishwasher, microwave, and oven vent hood.
- Kitchen countertops were improved. Granite countertops were removed, and Caesarstone Quartz was installed.
- Kitchen countertop slab was designed to accommodate for bar seating.
- Second floor walk-in pantry was upgraded. Custom shelving and extra storage space was added to the pantry and a wine chiller/cooler was built in.
- Carpet on stairs were removed. Hardwood floors were put in the stairs, on all floors.
- Improved all window coverings.
 - Custom remote-controlled blinds were added to the primary bedroom and third floor suite.
 - White plantation shutters were added to second-floor windows, on secondary bedrooms and on fourth floor game room or office
- Custom remote-controlled blinds were added to the windows in the primary bedroom suite on third floor.
- Built in shelving was added to the utility room in garage. Utility room offers side-by-side washer/dryer, not stackable.
- In December 2021, the Florentine Condominiums HOA caulked, sealed, and stucco was repainted with elastomeric paint. For #11 and most of the other homes in the community.
- Total seller improvements since April 2016 purchase is estimated to be \$60,000- \$65,000 dollars.