

LIST OF UPGRADES:

- Outdoor Kitchen (Viking grill), outdoor fireplace, patio and entertaining space (2015) (\$80k)
- 8-foot stucco fence enclosing back yard - new in 2012
- All new HVAC and ductwork - 1 unit replaced in 2012, 2 replaced in 2021, ductwork in 2021 (\$45k)
- Updated kitchen with new cabinetry, sinks, fixtures, marble countertops (\$25k)
- Updated bar with new cabinetry, marble, sinks, fixtures, brass mesh, and antique mirrored backsplash (\$6k)
- New appliances: Miele range and vent hood, Miele dishwasher, Monogram oven (\$15k) (Old appliances include a Dacor warming drawer, Sub Zero refrigerator and full height Viking wine cellar)
- 16 security cameras wired throughout the house and perimeter: \$40k
- Marble floors downstairs, new wood floors upstairs (2022), refinished stair treads and railing (2012 and again in 2022), metal balusters, (2012) custom stair rugs (2016 and 2022) (\$35k)
- Exterior paint 2021 and new garage door 2017 (\$7k)
- Most 2nd floor windows were replaced in 2018 (\$10k)
- New Solid wood front door and back doors in 2012 (\$10k)
- Custom drapery and window treatments in 2017 (\$15k)
- The master bath was updated throughout with new cabinetry, shower, custom marble tile, new plumbing, and soaking tub (\$25k)
- Master bedroom with wet bar/coffee bar and large sitting area
- All new recessed lighting (2019) (\$3k)
- New water heater 2017 (\$4k)
- Updated powder room 2021 (\$3k)
- New epoxy garage floor (\$2k)
- New water heater October 2022 (\$2K)

All Per Seller