

1336 Ebony Lane Improvements

Outdoor Improvements

- Holly Trees around back yard (\$18,700)
- Professional landscape lighting in front yard and back yard (\$11,800)
- Installation of walkways, stone pavers, blackstar gravel on both sides of home, and backyard drainage overhaul and new French Drain (\$6,300)
- Automatic Mosquito Misting System covering front yard and back yard (\$4,500)
- Pro Dunk Regulation (72" x 42") Adjustable-Height Basketball Court (\$2,700)
- New 36-inch commercial grade Outdoor Grill (\$2,600)
- Pool drained and surfaced professionally scrubbed (Dec. 2022)(\$2,000)
- Backyard fence and deck sanded and stain (\$1,800)
- Side gates replaced and upgraded (\$1,400)
- Garage Door and Front Door refinish and stain (\$1,000)
- Rachio Wireless Sprinkler System + Sprinkler Upgrades (\$1,000)
- Preventative Termite Treatment (\$1,000)

Indoor Improvements

- Plantation Shutters in all bedrooms, living room, laundry room, etc. (\$5,600)
- Recessed lighting installation in all bedrooms, office, living room + whole-home surge protector (\$3,800)
- Half-Bath Sink and Vanity (Restoration Hardware) (\$3,600)
- New light fixtures in kitchen, dining room, media room, bathrooms (\$2,500)

Appliance Improvements

- New HVAC system (air condensers, coils, furnace)(April 2022, with 10-year transferrable warranty)(\$16,800)
- Haiku wireless ceiling fans in all four bedrooms, game room, and office (\$4,800)
- New ceiling fan in living room (\$1,200)
- Nest Thermostats and Nest Smoke/Carbon Detectors (\$1,300)
- New Dishwasher (\$1,000)
- New Built-In Microwave (\$500)