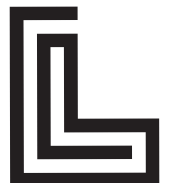


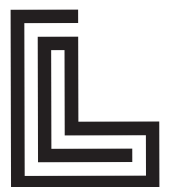
COMPASS

7806 Meadowglen 2,812 SF | 4 Bed | 3.5 Bath

- Entire neighborhood north of Richmond had new drains, sidewalks, and streets installed in 2020/2021
- Opened up kitchen to den and enlarged it
- Installed a 3rd full bathroom downstairs to give the downstairs bedroom a private bathroom
- 4" LED canned lights installed throughout upstairs, downstairs, and in exterior covered porch
- Dimmer switches in den, primary bedroom, dining room, and nursery
- Plantation shutters installed downstairs
- Custom Roman shades installed in kitchen and laundry room
- Installed soundproof board to insulate primary bedroom from noise in the den and installed insulation in primary and downstairs bathroom walls
- His and her bedside light switches and individual his and her dimmer light
- New exterior light fixtures at front porch and back door
- Engineered White Oak hardwood floors with Bona finish downstairs



- Refinished existing hardwood floors upstairs with same Bona finish
- Replaced all carpet
- Moen motion sensor sink faucet in kitchen
- Rewired alarm system and installed new smoke detection
- Built decking in parts of attic to create easier access
- Replaced chimney cap
- Replaced mortar and cracked brick on exterior of house and on chimney
- Installed new gutters along house and east side of garage including new downspouts that ties into drainage system. Also replaced fascia board where necessary.
- Raised and replaced weatherhead for electrical feed
- New Whirlpool dishwasher, and LG gas range
- 33" farm house style sink
- Under-cabinet lighting in kitchen
- Repainted entire house interior to Chantilly Lace color
- Re-wired electrical for entire house, replaced/relocated breaker box, and replaced all switches and receptacles
- Installed new CAT5 cables throughout house
- Painted exterior porch
- New Toto commodes in downstairs bathrooms



- Wood kitchen cabinets, oversized island with extra storage, and vent hood
- Quartz countertops (Frosty Carrina by Caesarstone)
- Installed new light fixtures throughout home
- Built-in wood bench in breakfast area
- Built-in wood lockers in laundry room
- Relocated washer and dryer to other side of laundry room to be able to build lockers
- Created a new window next to breakfast nook to open up view to beautiful porch and backyard
- Built-in wood TV cabinetry, cable feed, and electrical outlet in covered porch area
- Installed automatic sprinkler system and Rachio-brand remote control sprinkler system
- Installed large diameter catch basin drains and drainlines throughout the property
- Wood Built-ins in primary bedroom's closet, primary bathroom, 2nd downstairs bedroom, and half bathroom.
- His and her sinks in primary bathroom along with spacious shower and freestanding tub
- New ceiling fans installed in all four bedrooms and upstairs playroom.
- New duct work throughout entire house



- Installed Honeywell zoning system with automatic dampers to independently control upstairs and downstairs A/C
- Installed second thermostat
- Installed perforated ceiling along front of house to aid in ventilation of attic
- Relocated water heater to attic and installed new tankless water heater
- Installed new blown-in insulation in upstairs attic
- Replaced most sheetrock and insulation downstairs
- Replaced baseboard in entire downstairs
- Replaced all doors downstairs
- New hardware on all doors
- Installed pocket doors to expand usable space in some rooms
- New exhaust fans in all bathrooms and laundry room
- Replaced sewer line to city line in backyard
- Proactively re-piped under-slab plumbing drains and installed new clean-outs
- Replaced all interior plumbing with uponor pex-style piping
- Cleaned inside of chimney
- Relocated alarm panel and added second panel
- Second Floor Updates Include new duct work, new electrical wiring, new electrical sockets/fixtures, new ethernet wiring, new paint, new blown-in insulation in the attic, new plumbing, new hardware, new canned lights, new light fixtures, and re-finished floor

***All Information Per Seller**



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