

List of upgrades done on the house worth over \$220,000.00

Entry way chandelier
Led Pot lights throughout the whole house
Primary bath vanity lights
LED fixtures in the primary closets
Tamper resistant plugs
Light switches and dimmers
Dual brightness undercounter LED lights
Back fence
Melborne keys
Automatic Driveway Gate
Limestone fireplaces (2)
Water softener
Smart Honeywell thermostats
Subzero fridge
Updated garage opener for door 1
Generac (uninstalled)
Smart pool: AquaLink automation panel, salt system and new cleaner pump

House remodeling see below:

General:

Painting: Whole home painting & garage. Includes all millwork, walls and ceilings
Painting: Exterior Painting includes full power washing and re-pointing of brick
Flooring: Refinishing existing floors - (1830) SQFT of refinishing. Sand, Stain and 2 coats of polyurethane
Flooring: Refinishing existing treads - (51) total
Flooring: New flooring installed upstairs - (2425) SQFT of new flooring to be installed. 2-1/4" wide matching white oak. Finished to match
Railing: New balusters installed and top cap re-applied

Kitchen:

Cabinetry: Upper cabinet faces changed to stain grade doors. Style: TBD. Add steel supports and remove corbels for the island.

Cabinetry: Adjust refrigerator cabinet to accept new 42" Sub Zero refrigerator

Living Room:

Cabinetry: Remove arched tops of cabinets in the living room and square off. Replace with White Oak upper cabinet with adjustable shelving

Fireplace: Leave the existing firebox and replace the mantel with a stone mantel.

Master Bathroom:

Remove the corner bath and retile area underneath. Includes the cost of capping the plumbing and re-sheetrocking

Replace shower walls and floor. New plumbing installation included. Includes shampoo niche with a slab remnant.

Cabinetry: Custom closets in master.

Cabinetry: New doors for all cabinets in master bath

Front Door:

New double door to replace existing front door system. Labor allowance Door material allowance.

Third Floor:

Cabinetry: Adjustable shelving for the third floor area.