

Updates Estimated at \$170K

≈\$130K Indoor Updates:

1. Vivint security system with touch-screen control board, 5 cameras, window sensors, glass break sensors, motion detectors
2. Modern ceramic tile throughout the home
3. New drywall and baseboards
4. Modern recessed lighting and ceiling fans with selected programmable Lutron controls
5. New electrical outlets throughout
6. Opened spaces by removing walls/drywall for more natural light flow
7. Added modern stair-case with glass railing and dimmable accent lighting
8. Complete kitchen remodel
 - a. European-style cabinets
 - b. Added window behind sink
 - c. Deep split farmhouse sink
 - d. Modern faucet
 - e. New garbage disposal
 - f. Quartz countertops
 - g. Island with gas range and high-end exhaust system
 - h. High-end appliances
 - i. New LED multi-color under cabinet lights
9. Remodeled mudroom:
 - a. European-style cabinets
 - b. Dishwasher (additional)
 - c. Quartz countertops
 - d. deep farmhouse sink
 - e. Modern LED-temperature indicating faucet
 - f. additional electrical outlets
10. Added laundry room:
 - a. European-style cabinets
 - b. Quartz countertops

- c. Deep farmhouse sink
 - d. Modern faucet
- 11. Moved guest half-bathroom from kitchen area to formal living room
- 12. Master bedroom:
 - a. Raised flooring to level-set with master bathroom to improve flow
 - b. Luxury lighting
 - c. Additional outlets
- 13. Bedroom-2
 - a. Additional outlets
 - b. Privacy screens (protects turf)
- 14. Bedroom-3
 - a. Additional outlets
- 15. Bathroom-2
 - a. Deep bathtub
 - b. Modern glass sliding bath/shower door
 - c. Custom tiling
 - d. Waterfall shower
- 16. Garage:
 - a. White metal storage shelves
 - b. French door
 - c. French door accent sconce

≈\$40K Outdoor Updates:

- 1. Porch:
 - a. Resurface and stain
 - b. 3 outdoor sconces
 - c. Outdoor outlets
- 2. Pool
 - a. Variable speed continuous pump
 - b. Pool heater
 - c. Filtration

- d. Polaris pool vacuum
3. Landscaping:
- a. High-end turf throughout backyard (EZ Turf and Woodlands Grass)
 - b. Remote controlled Accent lighting (EZ Turf)
 - c. Remote controlled string accent lighting
 - d. Custom floral accents added to back fence
 - e. Matching fence and gates to close off pool area and utilities
 - f. Rock planter beds and plants
 - g. Tree and limb removal