

# Upgrade List

## 1) Upstairs bathroom: \$10,000

- Marble on floor
- Tile in closet
- Marble on shower floor and surround to ceiling.
- Countertop, sink, and faucet.
- Painted bathroom cabinet.
- Mirror and light fixture
- Shower faucet, drain and hand-held faucet Sliding "barndoor" shower glass.

## 2) Upstairs bathroom: \$10,000

- Tile on floor, shower floor, and surround to ceiling.
- Countertop, sink, and faucet.
- Mirror and light fixture
- Shower faucet, drain and hand-held faucet Sliding "barndoor" shower glass.

## 3) Upstairs bathroom: \$4,000

- Tile on bathroom floor and closet
- Grey grout on shower surrounds
- Painted bathroom cabinet.
- Countertop, sink and faucet.
- Mirror and light fixture

## 4) Downstairs guest bathroom: \$10,000

- Tile on bathroom floor and closet
- Tile on shower floor and surround to the ceiling Countertop, sink and faucet.
- Mirror and light fixture Shower faucet and drain Shower glass door.

- 5) Removed all upstairs carpet and replaced with hard wood:  
\$11,000.
- 6) New carpet on stairs: \$2,500
- 7) New carpet in TV room: \$1,800
- 8) New Upstairs AC Unit two years ago: \$5,500
- 9) Add Surge Protection on both electrical panels in the garage to protect the entire house: \$1,000.
- 10) Additional Light Fixtures Added: Bathroom Chandelier and Sconces, Family Room Chandelier, Kitchen Table Chandeliers:  
\$4,500
- 11) Built out the flooring in storage closet above garage, approx. 250 square feet.
- 12) Epoxy on garage floors
- 13) Primary bathroom closet floor: \$1,500
- 14) Closet built in cabinet: \$1,000.
- 15) Plantation Shutters throughout
- 16) Pool, Patio, and fire pit addition: \$300,000
  - Pool with sunshield with “bubbler” water feature, accent composite wood decking with waterfall features and Magic Stream water features, built-in tables, and bench seating.
  - Pentair Pool Equipment
  - Large 10x10 hot tub with upgraded jets and two pumps Gas fireplace connected to hot tub.
  - 1500 square feet of covered patio with porcelain pavers, pine stained wood on the ceiling, Custom built-in granite table
  - Feature wall with tile
  - Accent stone added on patio/walls.
  - 2 Big Ass Fans and 3 corner fans
  - Outdoor Pendant Lighting and Sconce Lighting, cans in the ceiling Built-in Designer reclaimed wooden bar.
  - Full Outdoor kitchen with gas grill and gas griddle, sink, garbage disposal, ice machine, and refrigerator. Granite waterfall bar countertop. White quartz kitchen countertop

- Additional white quartz countertop with an extra refrigerator, ice machine and refrigeration drawers
- Outdoor bathroom with toilet and sink, ceiling fan large storage closet on patio.
- 4 TV's and 8 speakers in ceiling Large Square Gas Fire Pit

17) Surge Protection Breakers on circuits with the outdoor appliances. \$500