



407 Westerly Dr

Seller Upgrades & Improvements

Expenditures we made on our property. I can only give approximate figures:

- Installed TREX Decking at Boat Slip, 2nd & 3rd level about \$35,000 plus steps, railing etc., 2019
 - Landscaping by Flamingo gardens with sprinkler system about \$28,000, 2020
 - Tile roof \$32,700 by Emerald roofing, 2019
 - Consultant BCLB to ensure proper reinsulating \$1,500, 2019-21
 - Cameron co. for foam insulation replacement under floor, around window, doors etc, \$6,485, 2021
 - Replace flooring and carpet on second floor plus second and third exit doors about \$15,000, 2020
 - Replace kitchen appliances with Café \$10,000+
 - Remodel master shower and bath \$10,000+,
 - Remodel kitchen cabinets and add center isle, estimate over \$25,000. Note individual backsplash tile pieces. Cost \$19.00+ each from Home Depot plus over \$3,000 for cabinet hardware
Center isle countertop cost \$5,500 plus matching table under Living Room TV cost \$2,600
- TOTAL EXPENDITURES OVER \$160,000 PLUS \$585,000 WE PAID FOR HOUSE EQUAL ABOUT \$750,000
- Replaced both A/Cs about 2018/19 after purchase. some structural improvements, electrical, added metal fence, plumbing, first floor bath, install tile on steps all 3 floors, replace flooring in master and office, etc.

Also prior to putting home on market:

- Tile roof inspected, any loose tiles tightened and additional seal added*+ \$3,000
- A/C inspected by Affordable heating and air conditioning, replaced pan under one A/C- for \$1,500
- Elevator inspected and serviced by Marshall Stevens \$500