



Upgrades we love at 805 Yellow Birch

Builder Upgrades/Change Orders Selected in 2017:	
Backsplash in all Bathrooms & Kitchen (upgraded)	\$3,730
Brick/Stone (upgraded)	\$2,229
Stainless Steel appliances (upgraded)	\$1,200
Cabinetry (upgraded)	\$5,016
Countertops in Kitchen/Bathrooms (upgraded to granite/quartz)	\$4,012
Front Door (upgraded)	\$981
Fireplace features (upgraded to cast stone)	\$750
Bathroom Vanity Mirrors (upgraded with frames)	\$750
Flooring (upgraded tile and room coverage)	\$4,873
Light Fixtures (upgraded interior/exterior)	\$1,624
Accents/Crown molding/Art niches/coffered ceilings/8" base 1st floor	\$3,819
Westin Media package (upgraded)	\$1,175
Staircase (upgraded)	\$992
Interior Doors (upgraded to 8ft doors on 1st floor/Dbl door @media)	\$1,870
Wine Rack (added)	\$985
Shower bench (added)	\$875
Media Room (added to floorplan)	\$11,544
Covered Back Patio (added to floorplan)	\$7,344
Shower floor dropped	\$1,200
Upgrades/Improvements Seller's made:	+\$25,000
Added Blinds	\$2,000
Garage Door Opener	\$300
Gutters (rear)	\$1,300
Landscaping (sod/mulch/plants)	\$8,000
LVP Flooring Downstairs	\$6,700
New Dishwasher (replaced)	
Added Ceiling fans	
Added Dig Defense along bottom of backyard fence	
Interior Paint	\$2,000
Tinted upper living room window	\$750
Brick pad for trash can behind gate	
Added attic decking for storage (in secondary bedroom)	
Added ceiling storage and gladiator shelving in Garage	