

# RE/MAX Universal-Vintage

## Property Upgrades/Improvements


### 11 Mirror Ridge Drive

Description	Apprx Date
<b>EXTERIOR</b>	
Install new composite roof	2015
Install Generac 20kW home generator w/ full service maint plan	2011
Install new outdoor kitchen appliances (grill, fridge & side burner)	2022
Renovate outdoor kitchen w/ new granite countertops & backsplash	2022
Construct outdoor kitchen island with built-in sink	2022
Install mosquito misting system	2016
Resurface interior pool surface and upgrade pool/spa lights to LED	2020
Upgrade pool decking with stamped concrete	2022
Install wrought iron front double doors	2017
Install electric, retractable screens & screen door on back porch	2018
Install front and rear landscape lighting	2020
Upgrade pool controls to I-Aqualink	2016
Install new control board for pool heater	2023
Upgrade 12 zone smart irrigation controller - Rachio	2021
Plant additional trees to landscaping	2021
Refresh front & rear landscaping - new mulch, tree trimming, grass	2023
Power wash house exterior, driveway & pool deck	2023
<b>KITCHEN</b>	
Reconfigure & expand kitchen island	2020
Install quartz countertops & ceramic tile backsplash	2020
Redesign & construct walk-in pantry for additional space	2020
Install 48"6 gas burner GE Café range w/ dual ovens & griddle	2020
<b>PRIMARY BEDROOM</b>	
Install wood-look ceramic tile flooring in bedroom & closet	2018
Re-face fireplace with wood-like tile matching the floor	2018
Paint entire bedroom	2018
Upgrade primary bath - glass wall tile, paint, countertops, shower, etc	<2016

Description	Apprx Date
<b>STUDY</b>	
Install wood-look ceramic tile flooring	2018
<b>DOWNSTAIRS FAMILY ROOM</b>	
Reconfigure fireplace cabinetry to further open room to the kitchen	2020
<b>SECONDARY BEDROOM DOWN</b>	
Install wood-look ceramic tile flooring	2023
Paint bedroom & ensuite bathroom	2023
Remodel ensuite bath- new tile, countertops, shower, cabinet & sink	<2016
<b>LAUNDRY ROOM</b>	
Remodel Laundry room-new flooring, cabinetry, countertops & paint	2016
<b>STUDIO/STUDY (UPSTAIRS)</b>	
Construct studio/study addition with cork flooring	<2016
Install custom cabinetry/shelving	<2016
<b>MEDIA ROOM</b>	
Construct snack room off media w/ custom cabinets	<2016
Install beverage refrigerator in snack room	<2016
Install premium carpet & pad w/ transferable warranty (w/in 6 mo)	2023
<b>SECONDARY BEDROOMS &amp; BATHS</b>	
Repaint all rooms and bathrooms	2016-2023
Remodel ensuite bath- new tile, countertops, shower, cabinet & sink	2018
Install premium carpet & pad - under transferable warranty	2023
Remodel Jack & Jill bathroom	<2016
<b>GENERAL</b>	
Install attic furnace	2019
Replace smoke detectors	2023
Replace ceiling registers	2023
Install smart plugs & light switches throughout	2020
Install nest thermostat	2020

**TOTAL VALUE OF IMPROVEMENTS SINCE 2016**

**> \$150,000**

  
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 Heather Ryan  
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