

Seller Improvements 2020-2023

Trex decking at 1 st & 2 nd floor porch decks, drainage ditch, garage apt stairs (lifetime warranty)	\$40,471.00
Lattice work	\$12,000.00
Exterior Paint (main house & garage apt)	\$10,000.00
Security System with cameras	\$5,249.00
Plantation Shutters	\$4,988.19
Landscaping	\$4,200.00
GE Café Refrigerator	\$3,896.20
GE Café double oven with 6 burner gas cooktop	\$3,711.17
Front door	\$1,486.83
Bosch Dishwasher	\$1,320.53
Epoxy Garage Floor	\$1,300.00
Vent hood	\$1,000.00
5 Ceiling Fans	\$839.10
Rhino Shelving (garage)	\$645.39
40 Gallon Water Heater (main house)	\$543.98
Pendent Lighting (kitchen island)	\$441.45
Schlage Door Hardware	\$372.80
Garage Opener (wifi enabled)	\$329.72
Recessed Lighting LED (indoor/outdoor)	\$327.24
Kitchen faucet	\$326.84
Garage Outdoor Pendent Lights	\$279.99
Additional Lighting (10)	\$242.52
Outdoor fan	\$151.54
Kitchen hardware	\$144.60
Mailbox	\$122.44

**Additionally, the kitchen cabinets & interior trim have been repainted, shelving underneath staircase was added, HVAC regularly serviced, regular pest control with transferable termite warranty. Home was built by Bastian Builders-completed 2/28/2008. Previous Seller replaced 2 HVAC's in main house and remodeled primary bathroom and refinished hardwood floors in 2019.