



KIMBERLY HARDING  
GROUP  
RE/MAX SYNERGY

## 3941 Wagon Rd, Dickinson - Seller Improvements

- Barrina T8 LED tube lights installed in garage
- Genie Stealth Drive 7155 Ultra-Quiet garage door opener installed
- Under cabinet lighting in kitchen – dimmable and hand - motion controlled
- Garage workbench, shelving, wall storage cabinets
- Double curtain rods w/ shears and curtains on all large windows
- Luxury Vinyl Plank waterproof flooring
- Tongue & groove ceiling in primary bath
- Vigo frameless sliding glass shower door in primary bath
- Floating vanity w/ marble top and backsplash in primary bath
- Large framed mirror and light in primary bath
- Sanctuary blown-in cellulose insulation in attic
- Pex plumbing pipe from attic to all fixtures (replacing old PVC)
- American Standard elongated toilet in guest bath recently installed
- Ceramic tile floor in bathrooms & entry/foyer recently installed
- Large format commercial-grade porcelain tile w/Schluter black anodized aluminum trim on both sides of fireplace surround recently installed
- All kitchen base and wall cabinets
- Formica countertops in kitchen
- Kitchen black metal pulls and handles
- Matte black kitchen faucet with pull-down Turbospray
- Garbage disposal and air-operated on/off safety switch
- Upgraded window locks on all windows
- Baldwin door levers (Spyglass), handlesets (Prestige), and hinges on all interior and exterior doors
- Kichler Tremillo hanging pendant light w/ opal glass in entry
- Recent ceiling fan in most rooms
- Carpet installed in all bedrooms
- Smoke/carbon monoxide alarms in all zones of home (voice warning type)
- Recent cabinets in guest bathroom, vanity, mirror, light, and tempered glass floating shelves
- Recent frost-free anti-siphon faucet installed on back exterior of garage
- Dryer vent hose quick-disconnect for easy cleaning
- Recessed gas outlet behind dryer
- Recessed hot/cold water connection behind washer
- Under-cabinet lights over garage workbench
- Stylish ceiling lights in kitchen & breakfast room
- Hanging pendant light in dining room



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- Entry light over front door recently installed
- Baldwin lighted doorbell w/ chime
- Rheem Performance Plus 40-gal water heater on raised stand w/ safety overflow drainage to outside of home
- Oven/stove, fridge, dishwasher, microwave in black stainless steel
- Tongue and groove ceiling w/ recessed lighting in breezeway between home and garage
- Recessed exterior lighting around garage eaves
- Motion-activated security lights on garage above driveway and on back patio beside door
- Gravel patio w/ geogrid base for stability
- Patio walkways and planters & planters and gravel along front of house
- Stainless steel weep-hole guards in exterior brick walls
- GFCI outlet on back of garage w/ safety cover for outdoor electrical access
- Ecobee programmable Alexa-capable thermostat
- Upgraded HVAC air filter grilles
- Garage door panel and upgraded heavy-duty hardware and hinges recently installed
- All interior electrical outlets, raised several inches & GFCI outlets installed to protect all outlets in home
- Removable panels installed in closets allowing easy access to all shower/bathtub plumbing
- Upgraded/rebuilt attic ladder with red oak for added strength/stability
- Aromatic Eastern Red Cedar tongue-and-groove siding added to hall linen closet
- High pressure rain showerheads in both bathrooms
- Cordless Top-Down Bottom-Up cellular honeycomb shades in kitchen and both bathrooms
- Satin nickel faucets, towel holders, curtain rods etc in guest bathroom
- Flat black faucets, door pulls, hardware and hand shower wand in Primary Bath
- Nutone bath fans w/ lights installed in both bathrooms
- Wire shelving in closets, fully adjustable to any configuration
- Solar yard light on pole in front yard
- LED lighting fixtures in closets
- PVC baseboards w/ plinth blocks throughout home
- Multiple bright LED fixtures added to illuminate attic
- Entire home exterior painted 2022
- All home interior walls painted 2019
- 5-lite glass paneled barndoor to primary bathroom
- Custom wood shelf with key/bills station in kitchen