

Improvements to 8606 Ashland Way Prior to and After Purchase

Items installed, repaired, and/or replaced after purchase in summer of 2020:

1. Full Exterior Paint.
2. Full Interior Paint.
3. New Vinyl Flooring on 2nd/3rd floors - removed and replaced all carpet.
4. New Wood Stairs between 2nd/3rd floors; Re-stained Stairs between 1st/2nd floors.
5. Upgraded lighting fixtures with new West Elm Fixtures Throughout (LED Bulbs).
6. Added New Cabinets to 2nd floor Bathrooms for Additional Storage.
7. Added New Shelving and Rod to Laundry Room.
8. Added Closet Storage and Racks, all three bedrooms plus both 2nd floor bathrooms.
9. New Door & Cabinet Hardware throughout.
10. 2 AC Units Installed Feb 2022, Raised 3ft off ground level (i.e. now pet friendly).
11. Water Heater Service / Refurbish Spring 2022. Replaced Water Heater Galvanized Fittings with Copper/Bronze.
12. Master Shower Pan, Full Repair Correction and Tile Work Dec 2021.
13. Turfed Backyard and Turf Maintenance/Revamp Aug 2022.
14. Reclaimed Land on East side of property.
15. Fencing for Reclaimed Land, Re-stained entire backyard fence.
16. New Outdoor Fan for back Patio.
17. Added Rod Iron Gate in back yard for Turfed Area for Dogs to Separate Patio.
18. Resurfaced Decorative Walls in Master, 2nd Floor Desks, and 3rd Floor.
19. New Ceiling Fans in living room, office / dining room, master bedroom.
20. Epoxy floor covering in garage.
21. Shelving for storage in 3rd floor furnace room (West side).
22. New toilet hardware and seats (all three bathrooms).
23. Serviced garage door upon move-in, 2020.
24. Exterior sprinkler heads replaced / repaired summer of 2022 (HOA responsibility).
25. Installed new barn doors at dining / office room.
26. Installed new 'hidden' safe door under 1st floor stairs.
27. Installed new dog door & pet gate upon move-in, 2020.

25. Added Recessed Lighting in 1st Floor Office/Dining Room.
26. Repaired/Replaced Primary Bathroom Shower Heads, Right Side Shower Glass and all 2nd floor bathroom Sink Drains.
27. Repaired and Repainted back Door Jam Exterior and Weather Stripping.
28. Power Washed Porch Stones and Porch Roof Underside to Remove Any dirt / grime buildup.
29. Painted both front and back doors, new color (gray).
30. Installed pull-up bar on 3rd floor.
31. Installed pet / baby gate on 3rd floor stairway.