



Information for 1700 Main St. Unit 6B

Upgrades

- Replaced the entire HVAC system (on roof and in unit), which includes air-conditioning and furnace with oversized Trane brand (\$12,500)
 - Manual located near unit
- Upgraded all plumbing to PEX (\$9,000)
- Added hot water line to washer and dryer (prior was only cold)
- Duct-cleaning for entire unit (\$1,200)
- Uncovered window (to expose more natural light) in secondary bedroom and had carpenter rebuild frame (\$1,500)
- Added gas line to stove to have a choice of electric or gas (\$1,200)
- Refinished wood floors with Miniwax Jacobean stain (\$7,500)
- Replaced all ceiling lighting, to include adding a drop ceiling outside pantry doors to cover gas lines and add a small light fixture (\$9,500)
- Replaced kitchen sink and disposal (\$750)
- Fireplace: added a mantle, added a gas line, surrounded it with marble, added burner, logs and accessories, added ignitor (\$12,000)
- Fresh paint throughout (\$7,000)
- Drapes and rods included (\$2,500)

Additional Information

- Chandelier in the dining room was purchased from the Antique Pavilion and was from the La Colombe d'Or hotel in Montrose
- Choice Home Warranty Transfer (purchased 3 year home warranty extension)
- Manuals available for: Electrolux washer & ventless dryer, Whirlpool refrigerator, Carbon monoxide/Smoke alarms, Nest thermostat, Insinkerator garbage disposal
 - Washer, dryer, and refrigerator were new when sellers moved in
 - 3 Combination smoke/carbon monoxide alarms were installed by sellers

- Nest thermostat recently installed
 - Insinkerator installed with new kitchen sink
- Fireplace Information
 - Obtained a permit from city to reinstall the gas line
 - Gas line pressure tested by contractor and city inspector
 - Packet of fireplace parts will be left in the unit (purchased logs, remote control igniter, etc.)
- Electrical did not need to be replaced in renovation so remote control not added into the wall switch but is possible