



THE ADVISORY

REAL ESTATE + DEVELOPMENT

203 South Avenue G

Over \$110K In Improvements And Updates!

- *New roof (2018)*
- *New water heater (2019)*
- *Entire home exterior freshly painted; siding repairs made where needed (2019)*
- *Laundry room addition added (2019)*
- *Added skirting and vents along bottom of the home; installed two attic vents (2019)*
- *Security system installed with alarm, motion detectors and smoke detectors (2019)*
- *Expanded the floor plan's open design by removing dividing walls (2019)*
- *Refinished all interior ceilings and walls (2020)*
- *New carpet in primary and 2nd bedroom with additional subflooring added (2020)*
- *Installed wooden window sills in 15 standard and 2 bay windows (2020)*
- *Complete kitchen renovation including updating plumbing and electrical, adding soft-close cabinetry, under-cabinet lighting, designer marble backsplash areas, porcelain tile flooring, granite counters and designer ceiling tiles (2020)*
- *Replaced entire HVAC system including all ductwork, added a mini-split and additional insulation where needed (2020)*
- *New ceiling fans added to the primary suite and living room (2020)*
- *Installed can lighting in bedrooms. (2020)*
- *All outlets updated to white (2020)*
- *Exterior lighting added (2020)*
- *Landscape management project which included removal of 3 large trees (2021)*
- *Reinforced and replaced deteriorated subfloor joists where needed prior to installing premium laminate flooring with cork underlayment (2021)*
- *Installed a custom primary closet with added lighting (2021)*
- *Relocated attic access (2021)*
- *Complete primary suite bathroom renovation including adding a new window, two vent fans, a heat lamp, lighting, a new vanity for the second sink, a new toilet, new plumbing for all fixtures, pocket doors, tile flooring, designer mirrors with backlighting and anti-fog features and updated all electrical (2022)*
- *Replaced three solid wood interior doors (2023)*
- *Replaced porch support posts, porch railings and front steps (2023)*
- *Painted and caulked exterior where needed (2023)*
- *Secondary bath renovation that included adding a new vanity, flooring, lighting, mirror, wainscoting, showerhead and toilet (2023)*
- *Added two new windows, new sheetrock and lighting to flex room (2023)*
- *Added new baseboards, trim, and crown moulding throughout the home (2020-2023)*
- *Added two 8x12 custom built sheds and added two plastic utility sheds. (2020-2023)*
- *Added new stainless steel gas range and refrigerator (2024)*

*All above information has been provided by the Seller and is subject to Buyer verification.

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