



UPGRADE SHEET

8136 HAMLET ST

YEAR RENOVATED: 2023-2024

TYPE: DOWN TO THE STUDS

 3 Bedrooms

 2 Bathrooms

UPGRADE OVERVIEW:

Structural:

- New foundation and floor joists
- New Roof- Asphalt 30 year shingle
- All new insulation and vapor barrier
- Full rewire 12-3 wire (heavier than standard 14-3)
- Brand new electrical panel
- Full replumbing - PEX piping
- New hot water heater
- New 3.5 ton Carrier AC and air handler

Cosmetic:

- New stainless steel Whirlpool appliances
- New kitchen cabinets and bathroom vanities with 3cm Quartz countertops and all soft close doors and drawers
- New rain shower w/ tub in hall bath + LED mirror
- New primary bathroom suite with rain shower, LED mirrors, double vanity with a walk in closet and a separate toilet room.
- All rooms have LED lighting and ceiling fans.
- New Interior doors and Windows
- New LVP flooring.
- Fresh exterior and interior paint.
- New landscaping



LIVING ROOM



PRIMARY BEDROOM



KITCHEN



BATHROOM ADDITION



FRONT EXTERIOR



BACK EXTERIOR



Briana Francis | 346-453-9270 | Briana.francis@exprealty.com