

Fwd: 4415 Bell

Jena Moreno <jena@thestoryhive.com>

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To:Leva, Jeff <jleva@cbrealty.com>;Tom Gandy <tom@thestoryhive.com>

Hi Jeff,

Thanks for your text. Tom has been so busy - he's in Rhode Island on a job - that he hasn't had a chance to review and edit this list of upgrades. This is a good starting point and Tom can respond to both of us with his edits.

Here are the upgrades to our property:

Overall

Sprinkler system and brick back patio added 2018

Electric driveway gate added 2022

Siding added to both houses in 2018

4415 Bell Street

Solar panels (paid off) added in 2021

2 minisplits added 2024

Double paned windows added in 2018

Shower on first floor added in 2015 but tile, shower head, door replaced in 2022 remodel

Bar added in 2015

Complete (down to the studs in most of the house) remodel of home completed in December 2022 that included:

- replaced plumbing w/PEX in attic
- added new kitchen floor
- replaced kitchen countertops
- replaced kitchen cabinets
- added kitchen pot filler
- added microwave (other appliances are circa 2015)
- replaced all faucets and showerheads in house
- refinished floors upstairs and staircase
- replaced staircase banister
- updated all upstairs closets and add built-in shelving
- added office upstairs
- remodeled restroom, adding two sinks, adding shower, retiling
- updated AC vents, etc
- replaced tankless water heater
- replaced electrical on both floors

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Replaced windows in 2019

Some plumbing replaced in 2021

Updated electrical

Replaced flooring with concrete flooring in 2018

Replaced water heater (not sure of year)

Replaced fridge in 2021



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