

		Approx Value
26461 Cat Tail #303 - Recent Renovations		\$102,400
03/2025	New Water Heater	\$1,500
05/2024	New 14 SEER HVAC System with 10 year warranty	\$9,600
2022 - 2023	Kitchen remodel - Removed the old bar height counter, to make space more open - Installed grade 7 Quartzite countertops and backsplash - Farmhouse Sink and new hands-free faucet - Reverse Osmosis Water Filtration System - GE Profile Sensor Microwave - GE Profile Double Convection Oven and Range - Painted all kitchen cabinetry (doors are real wood, not MDF)	\$30,000
	Primary Bath and Hall Bath Remodel - Quartzite Countertops - New Tub and Shower Surrounds with decorative shower niche - Vessel Sinks and New Plumbing Fixtures - Painted all bathroom Cabinetry (doors are real wood, not MDF) - Installed Lighted Anti-Fog Vanity Mirrors	\$25,000
	NEW LUXURY VINYL PLANK FLOORS - all tile and carpet removed, flooring installed throughout entire condo - Lazio Plus Flooring with 30 Year manufacturer's warranty - Guaranteed to be 100% waterproof and petproof - features Soft Silence™ acoustical pad for noise reduction and comfort	\$17,000
	New Interior Paint throughout - walls, ceilings, closets, trim	\$9,000
	All Can lighting Upgraded to LED Fixtures	\$1,000
	Replaced Front and Back Balcony Doors with new Neuma Doors* - doors are impact resistant and have a mutli-point locking system - Both beach facing doors open now, previously one door was fixed - Much easier to move patio furniture in now with the wider opening	\$10,800
<p>* Neuma's Impact Rated Doors are certified by the Texas Department of Insurance and Florida Building Code, with HVHZ options available for use in High-Velocity Hurricane Zones. Neuma Doors Impact Hinged Inswing and Gliding Doors can withstand windstorms of over 145 mph and our Hinged Outswing can withstand windstorms as high as 170 mph</p>		