



8406 FRENCH QUARTER LANE Notable Upgrades & Enhancements

Recent Upgrades

- • 2024 Roof Replacement – Premium architectural system – \$40,000
- • 2025 Two Water Heaters – Energy-efficient replacements – \$2,400
- • 2024 Fence Replacement – Full perimeter upgrade – \$4,000
- • 2022 HVAC Systems – Two new AC units– \$8,000
- • 2022 Pool Heater – \$1,000
- • 2025 Outdoor Ceiling Fans – Enhanced patio comfort – \$500
- • 2025 Pool Lights – Upgraded lighting ambiance – \$400

Interior & Lifestyle Enhancements

- • Custom Wine & Bar Area – Hand-crafted On-site – \$8,000
- • Kohler Whole-Home Generator – Seamless backup power
- • Hand-Scraped Hardwood Floors – Throughout main living areas & game room
- • Primary Bath Renovation – Copper-nickel claw-foot tub, marble counters, frameless shower with travertine flooring and surround.
- • Updated Designer Lighting – Kitchen, dining & main areas – \$2,210
- • Custom Draperies – Designer selections – \$2,000
- • Cooktop Upgrade – Stainless GE Profile 5 Burner– \$1,200
- • Gas Logs Added to Fireplace – For ambiance and efficiency – \$1,000
- • Carpet Replacement (2020) – Plush new carpet & pad – \$8400

Total Documented Improvements: \$79,110+

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