

Major Improvements & Updates (with dates + benefits)

- **Full kitchen renovation (2023)** Modern finishes, improved functionality, and everyday livability; new cabinets, quartz countertops and backsplash, appliances, and an oversized island.
- **New HVAC system (2024)** Comfort, energy efficiency, and reliability; includes 10-year manufacturer warranty.
- **Wood flooring and fireplace update (2023)** Enhanced aesthetics, warmth, and durability.
- **Guest bathroom refresh (2023)** Modernized fixtures and finishes for a fresh, move-in-ready look.
- **Finished flex space in garage (approx. 420 sq ft) (2021)** Ideal for gym, game room, or workshop use; equipped with portable A/C setup and direct access to attic for additional storage.
- **Wood Deck replaced with concrete patio (2022)** Low maintenance, cleaner outdoor area, and a pest-resistant surface.
- **Primary (master) bathroom renovation (2017)** Enhanced daily comfort and increased home value.
- **New roof replaced (2019)** Improved durability and reduced near-term maintenance; two additional attic vents were added to enhance attic airflow and circulation.
- **New wood double-entry front door (2025)** Improved curb appeal, security, and insulation.
- **New electrical breaker panel (2025)** Improved safety, reliability, and modern electrical capacity.

Investment Summary

Total approximate investment in improvements: - approx. \$133,400

This list summarizes major improvements. Additional updates include whole-home interior painting, upgraded lighting/fixtures, and other cosmetic enhancements details available upon request.