

1310 Beachton Updates and Improvements

<u>New Windows</u>	2011	\$18,000
Replaced all windows with custom double hung Renewal by Andersen windows		
Added custom TruCene screens		
<u>New roof</u>	2024	\$8,000
IKO Cambridge architectural shingles		
<u>New hot water heater</u>	2024	\$1,500
40 gallon, natural gas, AO Smith		
<u>Built brick patio</u>	2019	
Leveled front yard improving drainage		
<u>Exterior refurbishment</u>	2019	\$17,500
Replaced old siding with new cypress siding		
Repaired or replaced all wood fascia & soffits		
House was professionally painted with Behr Premium Plus Ultra		
Added insulation to all exterior walls		
Added Andersen windows in basement		
<u>New rear landing slab poured</u>	2016	\$2,000
Reinforced concrete		
Replaced support beam for kitchen & leveled kitchen		
Enclosed rear landing		
<u>New Amana Gas Furnace</u>	2014	\$3800
Energy efficient two-stage multi-speed furnace, 80% AFUE		
<u>New Air Conditioner</u>	2014	\$4,000

<u>Added HEPA and UV air treatment filtration unit to HVAC system</u>	2020	\$2,300
<u>Replaced all ductwork</u>	2020	\$2,200
<u>Added custom-built perimeter fence with sliding parking gate</u>	2019	\$6,300
<u>Access easement</u>	2020	
Easement covers to mid-line between houses and allows for maintenance and access		
<u>Rebuilt back deck</u>	2020	\$1200
Replaced and sealed all deck planks		
Custom matching rail		
<u>Built bedroom closets</u>	2021	\$3500
Added window bench with storage		