

## UPGRADES (PER SELLERS)

### Main Home

- Remodeled Secondary Bathroom 2022
  - Shower, tile, vanity, toilet
- Remodeled kitchen 2023
  - Custom cabinetry
  - Custom counters and backsplash
  - Panel ready Thermador refrigerator
  - Panel ready Thermador dishwasher
  - Oversized 6 burner gas stove
- Custom brickwork and hardscaping 2023
  - Brick stairs, walkway, and transition
  - Garage and alley re-gravel
- New package unit HVAC 2023
- Energy-efficient LED lighting updated throughout the house
- House repainted 2023
- Insulation 2023
  - Radiant heat barrier attic
  - Closed cell foam air seal
  - R30+ attic insulation
- Multi-zoned sprinkler system 2024
- Remodeled primary bathroom 2025
  - Shower, tile, vanity, toilet

### Garage Apartment

- Garage repainted 2023
- Insulation 2024
  - 3 in closed cell foam air seal roof
  - R-13 fiberglass insulation in walls
- New low-noise garage door opener and remote access 2024