

## **Upgrades & Improvements**

Extensive upgrades and improvements have been completed throughout the home, including structural, mechanical, and cosmetic updates.

### **Interior Improvements**

- New ceramic tile flooring throughout the main living areas
- New carpeting in all bedrooms, hallways, and the stairwell
- New built-in cabinetry in the living room
- New recessed lighting throughout
- New ceiling fans and A/C registers
- New doorknobs and refinished interior doors throughout
- New smoke detectors installed throughout the home
- New trim work added in the dining room and study

### **Kitchen Renovation**

- Full kitchen surface remodel featuring quartz countertops
- New backsplash and freshly painted cabinetry
- New cooktop, faucet, and garbage disposal

### **Bathroom Updates**

- Downstairs secondary bathroom fully remodeled down to the studs with new electrical and plumbing
- Primary bathroom upgraded with frameless glass, new lighting, painted cabinetry, and updated fixtures at tub and sinks
- Upstairs full bathroom updated with new ceramic tile and light fixture
- All commodes reseated with new seals, seats, and internal components

### **Mechanical & Structural Updates**

- New ductwork installed throughout the home

- New evaporator coils and furnaces
- Two new gas water heaters
- New insulation added
- All rafters sealed and painted
- New thermostats installed
- New exhaust fans and ventilation in kitchen and bathrooms

### **Roof & Exterior Improvements**

- New roof on both the house and garage, including new under-decking and radiant barrier
- Fresh exterior paint on house and garage
- New window screens installed at the rear of the home
- New exterior lighting at the rear of the house
- New wood deck constructed at the back of the home
- New false chimneys installed

### **Outdoor & Utility Enhancements**

- Sprinkler system reworked
- New electrical installed at the rear of the home
- New waterfall pump
- New backflow preventer
- New main water shut-off valve

### **Warranty**

- Five-year transferable warranty on all ServiceMaster restoration repairs

**For a complete and detailed list of repairs and improvements, please contact the listing agent.**