

KELSEY CASEY

— *Properties Group* —

711 Stonewall Jackson Ct. – Property Upgrades

Over **\$50,000** in recent renovations and upgrades have been invested in this property to enhance functionality, aesthetics, and long-term value. Improvements include both **interior enhancements and exterior upgrades**, providing peace of mind and modern finishes for the next owner.

Interior Renovations – August 2023

- **Primary Bathroom Renovation:** Texas-sized shower conversion with upgraded finishes, new vanity installation, frameless glass shower door, multiple shower heads (including a rain head) added, creating a more modern and functional primary suite – **\$16,000**
- **New Flooring Installation:** Updated luxury vinyl plank flooring throughout key living areas (including the primary bedroom and closet) for improved durability and a refreshed interior aesthetic – **\$12,000**
- **Recessed Lighting Installation:** Added recessed lighting in the primary bathroom to improve brightness and modernize the space and upgraded the lighting in the kitchen – **\$300**
- **Renovation Materials & Supplies:** Various materials used throughout the renovation process to complete upgrades and enhancements – **\$6,000**

Exterior Improvements – August 2023

- **Gutter Upgrade:** Newly installed gutter system to improve drainage and protect the home's exterior and foundation (not on rear of home)– **\$5,000**

Property Enhancements – October 2023

- **French Drain Installation (100 ft.):** Added drainage system to improve water management around the property (100 feet of pipe) – **\$1,550**
- **New Side Fence Installation:** Fence installed including labor and materials, enhancing privacy and security – **\$2,475**
- **Kitchen Enhancement:** Removal of original Formica countertops and replaced with granite, upgraded backsplash, installation of a wood countertop island, and construction of a custom island table to create a more functional kitchen workspace – **\$4,900**

Total Renovation Investment:

~ **\$50,000**

These thoughtful improvements provide **modernized interior spaces and enhanced outdoor functionality**, making this home move-in ready with valuable updates already completed.

Please Note: This information has been provided by the homeowner. Kelsey Casey Properties, its agents, and affiliates make no representation or warranty as to its accuracy. All information to be independently verified by buyer.