

KELSEY CASEY

— *Properties* —

334 TORREY BLOOM LOOP: PROPERTY UPGRADES & IMPROVEMENTS by SELLER **After-Market Investment: \$50,000+**

This home has been thoughtfully enhanced with numerous upgrades that improve both functionality and aesthetics. The following improvements were completed after construction.

GARAGE & UTILITY

- Generator electrical connection installed at main panel — **\$800**
- Tri-fuel stand-alone generator — **\$1,200**

EXTERIOR IMPROVEMENTS

- French drain system installed in backyard for improved drainage — **\$1,500**
- Decorative landscaping with rock and shrubs — **\$1,500**
- Mature Japanese Blueberry privacy trees (Moon Valley Nursery) — **\$7,398.94**
- Additional landscape plants (Moon Valley Nursery) — **\$1,683.29**
- Custom outdoor grilling station with built-in BBQ grill and mini refrigerator — **\$9,666.73**
- Rear fence access gate added — **\$535**
- Dedicated trash can pad installed — **\$500**

SMART HOME & LIGHTING

- Automatic lighting installed in the primary bedroom closet and laundry room powered by a **Lutron Smart Lighting System** — **\$1,200**

INTERIOR ENHANCEMENTS

- Custom interior painting — **\$4,500**
- Custom crown molding installed throughout — **\$2,300**
- Plantation shutters throughout the home — **\$17,000**

BUILDER UPGRADES

- 10' x 12' attic storage deck
- Exterior electrical flood lighting
- Stamped concrete coating on front and rear porches
- Two electric vehicle charging receptacles

ITEMS CONVEYING WITH THE HOME

- Two wall-mounted televisions (**outdoor TV and office TV**)
- Stand-alone generator
- BBQ griddle for outdoor grill station (approx. **\$545 value**)
- Security camera system

Furniture may be available for purchase separately upon negotiation.

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.