



46 Danby Place

Over \$75,000 in Updates and Improvements

Exterior and Pool

- Composite shingle roof and gutter replacement (2022) ~\$25,000
- Two outdoor floodlights for patio and backyard and outdoor landscape lighting around the pool (2020/21) ~\$3,400
- Replaced pool pump, pool heater, spa blower, and pool light (2021/22) ~\$8,400
- Replaced Polaris vacuum pump and pool filter cartridges (2025) ~\$1,400
- Filled void under driveway and sealed to prevent erosion (2021) ~\$2,300
- Replaced cloudy/glazed window panes (2021/2026) ~\$1,800
- Refinished front door (2022) ~\$450
- Installed Generac whole house backup generator and whole house surge protection (2023) ~\$14,000
- Replaced rear wood privacy fence (2025) ~\$5,600
- Replaced metal fence along side of property (2025) ~\$2,250

Interior

- Installed frameless shower door and wall glass in primary shower (2021) \$1,700
- Installed Aerus Air Scrubber/Purifier (2021) ~\$750
- Replaced dishwasher with KitchenAid three wrack, SS (2023) ~\$1,600
- Refreshed paint throughout including garage door and outdoor accents ((2023) ~\$3,700
- Replaced 2 40-gallon water heaters with Scale RX scale reduction system (2025) ~\$4,500
- Rebuilt two toilets that had slow leaks (2026) ~\$960
- Replaced primary bedroom and closet carpet, including waterproof padding (2026) ~\$2,000