

\$34,100+ in Documented Upgrades

These are seller actual costs.



UPGRADE HIGHLIGHTS — SHOWN BELOW



UV Window Tinting \$800
Energy-efficient UV coating on all front-facing windows — reduces heat gain and UV fading year-round.



New Fence (2024) + Sod \$8,200
Full privacy fence enclosing backyard. New sod front & back with flower bed.



Extended Patio \$10,000
Uncovered concrete patio extension beyond the covered area, plus side walkway along the house.



Tri-Fuel Generator \$4,000
Runs on gasoline, propane, or natural gas. Already connected and configured to power the entire house.



Above-Garage Storage \$2,000
Heavy-duty overhead storage racks spanning the full width of the two-car garage.



Epoxy Garage Floor \$1,800
Professional epoxy coating for a durable, easy-to-clean garage floor finish.

ALL UPGRADES	VALUE
Accent lighting around entire house	\$2,000
New fence — full yard (2024)	\$7,000
Extended patio (uncovered concrete addition) + side walkway	\$10,000
French drains / regraded yard	\$2,000
UV window tinting (energy efficiency)	\$800
Above-garage overhead storage	\$2,000
Sprinkler system	\$2,500
New sod (front & back) + backyard flower bed	\$1,200
Tri-fuel generator (gasoline / propane / natural gas — whole-house capable)	\$4,000
Resealed entire roof	\$800
Epoxy garage floor	\$1,800
Upgraded light fixtures & shower heads	Included
Total Documented Investment	\$34,100+