

Major Improvements Since Purchase – 1427 Kelliwood Oaks

Attic & HVAC Efficiency Upgrades

- Complete cleaning of the main attic and garage attic, including removal of all old insulation.
- Replaced all HVAC ductwork throughout the house.
- Installed three solar attic ventilators to help maintain lower attic temperatures and improve energy efficiency.

Cost: Approximately **\$18,000**

Garage Improvements

- Installed a full epoxy garage floor coating.
- Added custom storage cabinets and wall-mounted organization systems.

Cost: Approximately **\$12,000**

Whole-House Water System

- Installed a SpringWell whole-house water filtration and water softener system.

Cost: Approximately **\$9,000**

Reverse Osmosis Drinking Water System

- Installed a dedicated under-sink Reverse Osmosis (RO) water purification system, providing high-quality filtered drinking water directly at the kitchen sink.

Cost: Approximately **\$1,500**

HVAC System Replacement

- Installed a new air conditioning system and furnace serving the entire downstairs area.
- Added a UV light air purification system.

Cost: Approximately **\$19,500**

Total Improvements

Approximately \$60,000 invested in major improvements and upgrades since purchase.