

KELSEY CASEY

Properties

414 ROWAN PINE CT: Seller Improvements & Upgrades

The current owner(s) have thoughtfully enhanced this home with high-quality finishes and custom design elements, creating a refined and move-in-ready space. These upgrades were completed after their purchase and do not include builder upgrades or upgrades completed by the previous owner.

Interior Enhancements

- Full flooring upgrade including removal of existing tile and carpet and installation of new luxury vinyl plank flooring throughout – *approx. \$32,500*
- Fresh interior paint throughout, providing a clean and modern aesthetic – *\$6,000*
- New shoe molding and detailed trim work with updated paint – *\$2,000*

Custom Design Features

- Stunning custom cast stone fireplace, serving as a focal point in the living area – *\$3,000*
- Fireplace wall reconstruction with framing and sheetrock work to create a flush, updated look – *\$3,500*
- Custom wall paneling in living areas, adding architectural character
- Staircase paneling upgrade for an elevated, designer finish – *\$4,500*
- Stair railing refinished with fresh paint

Kitchen & Dining Upgrades

- Updated kitchen pendant lighting (3 fixtures) – *\$587.07*
- Dining room light fixture replacement – *\$234.54*

Lighting Enhancements

- Elegant chandeliers installed in entry, living room, office, and downstairs bedroom
- Updated ceiling fans (2) – *\$400*

Bathroom Improvements

- Tile upgrades in powder bath and downstairs full bath – *\$2,200*
- Updated bathroom vanity, mirror, and lighting fixtures

Window Treatments

- Custom living room curtains with professional installation – *\$2,550*
- Additional custom window treatments in office, game room, and secondary bedroom – *approx. \$1,600*

Extensive upgrades throughout reflect quality craftsmanship and thoughtful design, offering a move-in-ready home with elevated finishes and modern appeal

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.