

# RE/MAX Universal

## Property Upgrades/Improvements

| Description                                                   | Year      |
|---------------------------------------------------------------|-----------|
| <b>CURRENT OWNER UPGRADES/IMPROVEMENTS</b>                    |           |
| <b>Exterior</b>                                               |           |
| Composite roof                                                | 2024      |
| Custom heated pool & spa w/ water features                    | 2021      |
| Travertine decking - around pool and under covered patio      | 2021      |
| Built-in (gas line) circular fire pit                         | 2021      |
| Front hardscaping                                             | 2021      |
| Front & rear gutters                                          | 2024      |
| Front & rear landscaping                                      | 2021      |
| Yard grading & additional french drains                       | 2021      |
| Landscape lighting - front & rear                             | 2021      |
| Dual covered back patio fans                                  | 2021      |
| Raised rear garden beds (rear)                                | 2024      |
| Termite prevention bait stations around home                  | 2025      |
| Bose sound system (rear covered patio)                        | 2019      |
| Outdoor outlet (rear patio)                                   | 2021      |
| Cast iron front fence w/ gate                                 | 2021      |
| Custom Christmas lights (leaving w/ the house)                | 2019      |
| Outdoor front sconces                                         | 2025      |
| Upgraded Rachio smart irrigation system                       | 2021      |
| Hardy board replaced and painted under primary bedroom window | 2026      |
| <b>Interior</b>                                               |           |
| LVP flooring - everywhere 1st floor except bathrooms (tile)   | 2024      |
| LVP flooring - 2nd floor bedrooms                             | 2026      |
| LG counter depth refrigerator                                 | 2019      |
| Samsung kitchen dishwasher                                    | 2023      |
| Secondary bedroom paint                                       | 2019      |
| Secodary bathroom quartz countertop                           | 2019      |
| EV charger in garage                                          | 2025      |
| Garage door spring                                            | 2024      |
| New light fixtures throuout                                   | 2019-2026 |
| Primary bath sink and shower fixtures                         | 2025      |
| Secondary bathroom Jack N Jill shower fixtures                | 2026      |
| Kitchen hardware                                              | 2025      |
| Smart light switches                                          | 2019      |
| Kitchen garbage disposal                                      | 2023      |
| LED recessed lighting in primary bedroom closet               | 2019      |
| Secondary bathroom toilet                                     | 2026      |
| Quartz foot stool in primary bathroom shower                  | 2019      |

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| <b>Description</b>                                                   |
| <b>PRIOR OWNER UPGRADES/IMPROVEMENTS*</b>                            |
| <b>Exterior</b>                                                      |
| Repaint shutters & wood posts (front)                                |
| <b>Interior</b>                                                      |
| Repaint every room in the house                                      |
| Brushed nickel door handles and locks throughout                     |
| Kitchen remodel                                                      |
| Luxurious backsplash                                                 |
| Resurfaced cabinets                                                  |
| Quartz countertops                                                   |
| Updated LED lighting                                                 |
| Bosch 5-burner stove top                                             |
| Vent hood over oven                                                  |
| SS double sink                                                       |
| Primary bathroom remodel                                             |
| Contemporary floor tiles                                             |
| Glass frameless shower w/ Carrarea marble tile floor and "pony wall" |
| Gray bathroom vanity and Moen brushed nickel faucet                  |
| Moen brushed nickel fixtures (inc shower head and tap)               |
| Moen bath faucet and hardware                                        |
| Quartz double banity countertops                                     |
| Two rectangle porcelain sinks                                        |
| Resurfaced cabinets                                                  |
| Brushed nickel light fixtures                                        |
| Fog free vanity mirrors                                              |
| Specialty LED lighting in bathroom ceiling                           |
| Powder bath remodel                                                  |
| Contemporary Floor tiles                                             |
| Toilet & toilet seat                                                 |
| Gray bathroom vanity and Moen brushed nickel faucet                  |
| Brushed nickel lighting                                              |
| Moen brushed nikel mirror & towel holder                             |
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**VALUE OF CURRENT OWNER IMPROVEMENTS \$225,000**

\* Information obtained from prior listing agent

Authentisign  


07/01/26

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