



1310 Tracewood Cove

Parkway Villages • Seller Improvements & Features

Thoughtfully curated with quality craftsmanship and timeless finishes, this residence has benefited from more than **\$100,000** in recent improvements, enhancing both everyday living and long-term value.

IMPROVEMENT	INVESTMENT
Taj Mahal quartzite kitchen countertops, new primary soaking tub & two hot water heaters	\$22,237
Pavers, premium turf & putting green (Sept. 2024)	\$26,760
New upstairs HVAC system, new ductwork & added return in playroom (Oct. 2024)	\$13,000
Professional landscaping (June 2025)	\$13,500
Guest bathroom sewer line repair (May 2026)	\$8,450
Custom home office build-out (Aug. 2025)	\$8,000
Custom den shades (June 2024)	\$6,000
KitchenAid dishwasher (Dec. 2024)	\$750
Both fireplaces professionally repaired (Nov. 2024)	\$2,500

Total Recent Seller Investment: \$101,197

Prepared exclusively by **The Reyna Group**