



12027 Iris Canyon

## UPGRADE LIST

1. Covered Patio \$18k
2. Alarm system \$4.5k (controls are in the laundry and master's BR)
3. Roof \$24K - 2025
4. Paint (master's walk in closet), living room, kitchen, game room, bathroom upstairs \$1.2k - 2026
5. carpet \$3.8k - 2026
6. Half of attic flooring and carpet \$1.6k
7. Refinished master's bathroom shower and vanities and upper bathroom bathtub, walls and vanity \$5.2k
8. garage flooring epoxy paint/coating \$850
9. Shelvings on all walk-in closets, pantry, wardrobe closet, garage \$420
10. Shower heads, touchless faucets on kitchen and half bathroom, motion sense light switches (garage, pantry, 2nd floor hallway, master's and one of the upper bedroom walk-in closet), portable genset hookup, accent and motion sense lights on front of house \$ 2.8k
11. Master's and upper bathroom lighting fixtures \$1.1k
12. Walk/pavement stones on the right side of the house \$850
13. Double thermal insulation on garage door \$420