

HOME IMPROVEMENTS AND DESIGNER UPGRADES

A concise summary of thoughtfully selected improvements that enhance the home’s style, function, and move-in-ready appeal.

IMPROVEMENT	COMPLETED	APPROX. INVESTMENT
Designer Lighting Throughout Designer fixtures installed throughout, including selections from Visual Comfort and Arhaus.	-	\$12,000
Custom Designer Drapery Custom window treatments in the family/living room and primary bedroom.	-	\$10,000
Two-Story Stone Fireplace and Custom Wood Beam Mantel Architectural focal point with a custom wood beam mantel.	January 2025	\$12,000
New Roof and Interior Painting Throughout New roof and professionally refreshed interior paint completed as a combined improvement.	August 2026	\$30,000
Custom Murphy Bed Creates a flexible office and guest space.	-	\$5,000
Upgraded Faucets and Plumbing Fixtures Updated fixtures installed throughout the home.	-	\$1,000
Epoxy Garage Flooring Professionally finished for a clean, durable surface.	April 2025	\$3,500
Overhead Garage Storage Added storage maximizes organization and garage functionality.	-	\$1,500
Future Outdoor Kitchen Infrastructure Water and gas line hookups installed for a future outdoor kitchen.	-	Not included
Patio Pathway Rock and concrete square pathway installed alongside the patio.	-	\$1,200
Professional Exterior Refresh Pressure washing and exterior window cleaning completed.	September 2026	\$1,500
Fence Staining Fence professionally stained to refresh and protect the exterior finish.	September 2026	\$1,500
Front Landscaping Improvements Recent enhancements elevate curb appeal and the arrival experience.	-	\$1,000

\$80,200 IN DOCUMENTED IMPROVEMENTS AND UPGRADES*

Future outdoor kitchen infrastructure is not included in the documented total above.

*Amounts are approximate and based on seller-provided information. Buyer should independently verify information deemed important.