

EXTERIOR

- ✓ \$250k of Improvements
- ✓ Automated, Front Yard In-Ground Sprinkler System
- ✓ Custom Wrought Iron Gates + Metal Railings/Front Porch
- ✓ IPE Brazilian Hardwood Decking
- ✓ Original Authentic Barn-Style Light Fixtures
- ✓ Deck + Shingles (2016)
- ✓ 10'x7' Garden Shed w/ Extra Re-enforced Flooring
- ✓ 1.5 or 2 Car Garage
- ✓ Led Soffit Lighting
- ✓ Warm Porch Lighting - Tungsten
- ✓ Built-In Continuous Gas Line for BBQ
- ✓ Exterior Paint with No Peel Warranty (Spray-Net) - 7 yrs Remaining
- ✓ New Front Door w/ Euro 4-point Multi-Lock System (2022)
- ✓ 12' Anderson Triple Sliding Window to Back Patio
- ✓ Mature, Professionally-Arbored Trees (2022)

KITCHEN

- ✓ Stainless Steel Double Sink
- ✓ Full Wall Subway-Style, Limestone Backsplash
- ✓ InSinkErator-Brand, Top of the Line Garburator
- ✓ Quartz Countertops (2020)
- ✓ Top of the Line Dacor Appliances incl. B/I Microwave Drawer (2020)
- ✓ Custom Cabinetry w/ Pull-Out Shelving
- ✓ Fully Removable, Magnetized California Shutters - Kitchen

INTERIOR

- ✓ \$8k of Interior Trim
- ✓ Dark Brazilian Hardwood Floors Throughout
- ✓ California-Style Shutters Throughout
- ✓ Upgraded Solid Core Main Floor Doors (2022)
- ✓ 1-Bdrm Income Suite w/ 5 pc Kitchen,
3 pc Bath Market Value \$1650-\$1700/mo)

BATHROOMS

- ✓ Toto Toilet, Italian Sink + Faucet - Main Floor
- ✓ Basement Toilet Replaced (2020)
- ✓ Primary Bath Toilet Mechanical Replaced (2023)

APPLIANCES / HEATING / COOLING

- ✓ Over \$16k in Upgraded Appliances
- ✓ New Air Conditioning Unit (2018)
- ✓ Sump Pump w/ Marine-Grade Battery Back-Up (2015)
- ✓ Hot-Water Tank Owned (2020)
- ✓ Gas Fireplace - Main Floor
- ✓ Electrolux Washer + Dryer
- ✓ Stealth Silent Office Fan