

# 8046 S. Clayton Cir. Improvements List

Dear Buyer,

Thank you for visiting our home. Below is a list of upgrades since we've lived here and worthy upgrades that were here when we purchased in 2020.

- Carpet throughout entire house in 2020
- Interior Paint throughout main and upper level 2020– Basement more recent; walls/ceiling/doors/trim/cabinets painted winter 2024
- Interior 2 panel doors 1<sup>st</sup>/2<sup>nd</sup> level- in 2020
- Exterior Paint- 2022
- Front Door
- New Entry door from Laundry to Garage
- Front and Back Storm Doors w/Built in Screens
- Hunter Douglas Energy Efficient Duette Cellular Shades- most are cordless, some are top/bottom pending location, kitchen sink has cords for easy access- 2023
- Louvered Shutters in Dining Room, Living Room, Primary Bedroom/Bathroom- all shutters have bottom and top half that independently move
- Single Overhead Garage Door is replaced
- Garage Polyaspartic Floor Coating- Higher End/Quality Product
- Lights/Fixtures throughout- Majority have been replaced to include the entry/dining/eating nook fixtures from Urban Lights
  
- Kitchen w/the following updates:
  - Quartz Slab Counters
  - Marble Tile Backplash
  - Bosch Fridge w/separate veggie/fruit drawer, and interior filtered water dispenser
  - Bosch Dishwasher w/3<sup>rd</sup> top rack- auto-pops open end of dry cycle to air out
  - Reconfigured upper cabinet next to double oven to add microwave (there was not one in the kitchen before.)
  - Induction Cooktop
  - Touch Faucet
  - Additional filtered hot/cold dispenser at sink
  - Single bowl granite composite sink w/silverware basket
  - Push button disposal
  - Refaced White Cabinets- added soft close hinges/drawer guides
  - New Island- the original was half the size width/shorter length- added cabinets/drawers on both sides to include trash/recycle pull out

- Primary Bathroom-Remodeled
  - Replaced Vanity- bumped out center drawers to add a little more counter space
  - Quartz Slab Countertop
  - Increased size of shower, new tile/deco, built back wall to ceiling adding a shelving niche, new shower door, added corner seat and quartz shelves, new faucet
  - Removed step to tub, built out bigger tub-deck, re-used the tub that was here when we purchased, tiled around tub deck including decorative tile.
  - Tile floors, tile baseboards
  - Added Louvered Shutters.
  - Closet features double length walk-in closet w/professional closet system mixed with shelving, hanging sections, and drawers. Existing when we purchased.
  - Barn door to bathroom- existing when we purchased
  
- Front/Back Landscaping & Additions:
  - Stamped concrete oversized front patio/porch steps with long sitting/retaining wall doubling as part of large planter
  - Removed flagstone patio in front adding to flagstone patio in the backyard to make the patio bigger, as well as flooring under trash cans in side yard, regrading east side front rocks area
  - Trees maintenance and bush removal in front yard
  - Ran French drain to gutter under sidewalk section close to driveway- as part of the new patio
  - Replaced bushes at mailbox and put in wheat grass/plants.
  - Added short fence w/gate to keep side yard separate
  - Professionally power washed/stained all fencing in 2023
  
- Remodeled main floor bathroom and laundry room early 2024:
  - New Tile Floor
  - New bathroom vanity/quartz countertop
  - New faucet/light/mirror
  
- Main Floor wood floors were newly stained before we purchased.
- Roof is believed to be around 7 yrs new. We had the roof inspected recently and they found no issues, so we purchased a 5 yr cert.
- Sewer scope completed June 2024- All Good!

Thank you for viewing this home!