

17677 Minnow Way Upgrades completed since mid 2023 \$140,000

New 30 year composition roof
Major tree work completed
LWW approved fenced backyard with gravel rock installed

New kitchen including:

Quartz countertops and island
Glass backsplash
Shaker cabinets
Undercounter lighting
Designer pendant lighting
Deep single sink with pull down faucet
Heavy duty garbage disposal
Stainless steel gas range, microwave, dishwasher
Large picture window installed above sink
Added custom built walkin pantry with shelving and lighting
Satin finish hardware

Bathrooms remodel including:

Modern vanities
Low flow comfort height toilets
Designer lighting
Designer medicine cabinets
Quiet exhaust fans
Satin finish hardware

Designer linear gas fireplace:

Built in media equipment area behind TV
TV mount installed

Garage:

Drywall repaired, taped and fully painted
Extra large utility sink and pull down faucet installed
Security light installed

New throughout:

Electrical updated with LED lighting and decorator switches/plugs
Plumbing fixtures updated
Waterproof flooring
Custom paint
Designer moulding
Satin finish hardware
Quiet ceiling fans with lights in all rooms
Custom designed top down - bottom up window shades, vertical blinds
Designer floor registers
Ecobee HVAC electronic thermostat
Contemporary glass entry door with keyless lock
Wrought iron gates and handrails installed front and back decks

Furnishings, refrigerator and shelving available for sale outside of escrow