

# 1928 Varese Path

## Improvements & Upgrades

### **Seller Improvements:**

- Fully fenced backyard - \$3,000
- Landscaping (14+ privacy trees in backyard) - \$2,500
- Full gutters around house - \$3,110
- Electric / Tesla charger in garage - \$800
- Epoxy flooring in garage - \$2,000
- Blinds and curtains throughout - \$2,250
- Upgrade paint on first floor - \$1,500

### **Builder Upgrades:**

- Custom quartz countertops - \$11,359
- Kitchen accessories (trash pullout, drawers, pot filler, garbage disposal button, water filter faucet) - \$5,035
- Kitchen appliance package - \$4,950
- Kitchen island style - \$1,025
- Engineered wood on first floor - \$29,932
- Bathroom tile - \$23,588
- Carpet on second floor - \$7,075
- Cabinet material and style - \$3,950
- Office/Study built-in bookshelves - \$2,000

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#### **Builder Upgrades (cont'd):**

- Primary walk-in shower - \$6,925
- Secondary shower - \$3,665
- Water softener - \$3,485
- Black matte plumbing fixtures - \$3,150
- Custom quartz countertops - \$2,556
- Media room addition (surround sound prewire) - \$10,600
- Extended primary bedroom & extended outdoor patio - \$19,145
- Office (CAT5 network) - \$2,295
- Fireplace with remote & cast stone surround - \$7,650
- Front door upgrade & hardware - \$2,175
- Lighting (foyer, dining chandelier, island pendants) - \$1,485
- Exterior stone upgrade - \$4,290
- Gas line and plumbing for outdoor kitchen - \$1,825
- Service door from garage to side of house - \$1,450

**Total Investment: \$174,770**