

2306 ALDWORTH

CURATED IMPROVEMENTS & UPGRADES

APPROX. INVESTED TOTAL \$330,200

HIGH-END ENHANCEMENTS SELECTED TO ELEVATE STYLE, COMFORT, EFFICIENCY, AND CURB APPEAL.
VALUES SHOWN WHERE PROVIDED.

SIGNATURE & STRUCTURAL

• SAN MARCOS CUSTOM METAL DOORS (FIRST FLOOR)	\$30,000
• ROOF + GUTTERS REPLACED (2024)	\$30,000
• EXTERIOR REPAINT (2024)	\$15,000
• WHOLE-HOME PELLA WINDOWS REPLACEMENT (2024)	\$55,000
• WOOD GARAGE DOORS REPLACEMENT	\$7,000
• UPGRADED DECK	\$30,000

SMART HOME, COMFORT & EV

• NEST THERMOSTATS + NEST SMOKE/CO ALARMS	\$1,500
• NEW AIR CONDITIONERS (INSTALLED WITHIN THE LAST 3 YEARS)	\$18,000
• WHOLE-HOME WATER SOFTENER (INSTALLED WITHIN THE LAST 3 YEARS)	\$2,200
• LEVEL 2 EV CHARGERS INSTALLED (2 UNITS)	\$1,000

INTERIOR DESIGN & RENOVATIONS

• KITCHEN REMODEL (2021): NEW CABINETRY, COUNTERTOPS, UPGRADED HARDWARE	\$35,000
• JENN-AIR APPLIANCE PACKAGE UPGRADE (2019)	\$22,000
• LIVING ROOM FIREPLACE + BUILT-IN SHELVING REMODEL (2021)	\$12,000
• ALL BATHROOMS REMODELED (2020)	\$25,000
• UPDATED DOOR & FLOOR TRIM THROUGHOUT	\$7,000
• FIRST-FLOOR WOOD-GRAIN CERAMIC TILE FLOORING	\$22,000
• FIRST-FLOOR INTERIOR PAINT	\$8,000

OUTDOOR & LANDSCAPE

• LANDSCAPE IMPROVEMENTS INCLUDE UPGRADING GRASS TO ZOYSIA, NEW PLANTERS & SHRUBBERY, AND AN UPGRADED SPRINKLER SYSTEM WITH RACHIO WiFi CONTROLS FOR EFFICIENT IRRIGATION	\$9,500
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NOTES: COSTS ARE OWNER-PROVIDED ESTIMATES AND INTENDED FOR MARKETING PURPOSES ONLY; BUYERS SHOULD INDEPENDENTLY VERIFY PERMITS, WARRANTIES, AND EXACT SPECIFICATIONS.