

Renovation/Upgrades

Flooring:

- New Carpet throughout
- High Density 8lb (7/16) carpet pad throughout.
- Natural Hardwood floors have been stripped bare, filled, and refinished in a light cherry stain.

Master Bath:

- Resilient Flooring Engineered Hardwood w/ disturbed pattern.
- New 4 ¼ baseboards painted to match trim.

Upstairs Master Bath:

- Pergo Outlast Engineered Hardwood w/spill protect (grey)
- New medium Grey vinyl cove base.

Kitchen:

- Resilient Flooring Engineered Hardwood w/disturbed pattern.
- New 4 ¼ inch baseboards painted to match trim.

Plumbing Upgrades Master Bath:

- All new Delta Porter faucets (sinks and tub) finished in oil rubbed bronze
- New matching Delta Porter towel bar, towel rings, robe hook, and toilet paper holder finished in oil rubbed bronze.
- New Delta shower valves and shower heads finished in matte black.
- New Delta Simplicity shower door insert finished in oil rubbed bronze.

Plumbing Upgrades Upstairs Master Bath:

- All new Delta faucets, towel rings, robe hook, and toilet paper holder finished in brushed nickel.
- New Delta shower valve and shower head finished in brushed nickel.
- New Delta Simplicity Shower/bath door insert finished in brushed nickel.
- New NuTone bath fan with RGB changing lights and Bluetooth Technology. Wall mount control panel.

Downstairs ½ Bath:

- New faucet and pedestal sink.

Paintwork:

- Upstairs Master bath. Walls and ceiling.
- Both upstairs bedrooms. Walls, ceiling, and baseboards.
- Bonus Room. Walls, ceiling, and baseboards.
- ½ Bath. Walls and baseboards
- Laundry Room. Walls.
- All other touchups in remainder of house.

Lighting:

- New entry way Chandelier finished in Matte black.
- New Small Chandelier in front Dining/Living room.
- New Lighting over kitchen nook finished in matte black.
- New lighting in both upstairs Bedrooms.
- New 4 bulb Vanity lighting in Upstairs Bathroom (2) finished in brushed nickel.
- New 4 bulb Vanity lights in Downstairs Master Bath (2) finished in oil rubbed bronze.

Hardware Upgrades:

- All new door hinges finished in oil rubbed bronze.
- All new interior door handles finished in oil brushed bronze.
- All new doorstops finished in oil brushed bronze.

Recent Upgrades:

- All Exterior doors (excluding front door) have been replaced in the last 3 years.
- 30 year bladder system installed on upper porch (completely reengineered) in the last 3 years.
- Complete re insulation and moisture barrier done in crawlspace under the house upon purchase in 2013.
- Roof and gutter system cleaned in April. (\$3000.00).

I'm not sure if I forgot anything, but this is most of it. Use what you like! I personally invested approximately \$37,500. Happy Selling My Friend!