

YEAR	AREA	FEATURE	COST
2022	Outside	New metal standing-seam roof	\$44,000
2022	Outside	New 6" gutters with leaf guard	\$6,700
2022	Outside	New front door (double door triple pane leaded glass), 2 breezeway doors with half-glass and built-in blinds	\$3,000
2022	Outside	New outside trim paint	\$2,800
2023	Outside	New non-slip paint on deck	\$1,000
2022	Outside	New Polaris P39 automatic pool cleaner	\$975
2024	Outside	New Polaris booster pump	\$380
2023	Outside	Pool converted to salt chlorination	\$1,660
2023	Outside	New Pentair Globrite multi-color pool lights	\$840
	Outside	Pool is equipped with smart system - pump, bubblers, lights, run schedules can be controlled remotely via app	feature
	Outside	Security cameras on front porch (Ring doorbell), garage (Ring), covered deck (Ring) and breezeway (Arlo)	feature
2022	Outside	Irrigation in front yard with new Rain Bird ST8x WiFi smart controller	\$160
2022	Outside	Septic system upgrade/service	\$2,675
	Outside	Stone outdoor fire pit with extensive stone stairway to bottom of bluff	feature
2022-24	Outside	Extensive landscape upgrades	feature
	Outside	Power (220V) available for hot tub or outdoor kitchen via separate 220V circuit with breaker box on back deck	feature
2022	Systems	New HVAC (5 yr warranty to 2027) including new Halo LED whole home air purification	\$15,000
	Systems	3-zone HVAC with Ecobee smart thermostats in each zone. 6 remote sensors that can be paired with thermostats	feature
2023	Systems	New water heater and hot water recirculating pump	\$1,550
2022	Systems	BigAss Haiku smart fans in breakfast room, living room, primary bedroom	\$2,000
2022	Systems	Decora switches/plates throughout home with Lutron Caseta smart switches in key areas	\$730
2022	Systems	Lutron Serena smart motorized shades in kitchen, breakfast room, living room	\$3,500
2022	Systems	All downstairs ceiling fans are smart fans (excluding garage)	feature
	Systems	Virtually all lighting fixtures replaced with LED fixtures	feature
2022	Systems	All new Schlage door handle sets with Kwikset smart deadbolts on front, breezeway and garage doors	\$1,135
2022	Systems	Outdoor TV antenna wired to most rooms in the house	\$200
2022	Systems	WeatherFlo Tempest wireless (via phone app) weather station	\$350
2022	Kitchen	Kitchen remodel (farmhouse sink, faucet, granite countertops, tile backsplash, cabinet hardware)	\$20,500
2022	Kitchen	New refrigerator (conveys)	\$2,400
2022	Kitchen	New Bosch dishwasher	\$1,200
2022	Kitchen	New induction cooktop	\$950
2022	Kitchen	New microwave	\$440
2022	Kitchen	New garbage disposer	\$235
2022	Kitchen	All lower cabinets fitted with Rev-a-shelf pull out drawers, including a pull-out trash/recycling cabinet	\$1,000
2022	Laundry	Washer and Dryer convey	\$2,000
2022	Laundry	New granite countertop plus removable butcher block counter over washer/dryer	\$200
2022	Laundry	Trimmed out drop zone (could also be refrigerator/freezer space)	\$250
2022	Bath	Primary bath remodel (walk-in shower with dual shower heads and controls, soak tub, custom cabinets, granite countertops, vessel sinks, fixtures, lighted mirror medicine cabinets, wall-mounted towel warmer)	\$35,700
2022	Bath	Upstairs bath remodel (tub surround, granite countertop, sink, fixtures, cabinet hardware, custom-made tiled mirror)	\$5,000
2022	Bath	Half bath update (new lighting, cabinet, faucet, mirror, paint, shiplap accent wall)	\$500
2022	Flooring	Rubber gym flooring	\$650
2023	Flooring	New luxury vinyl plank flooring upstairs	\$2,700
2022	Garage	Swisstrax garage flooring	\$2,900
2022	Garage	Garage cabinets	\$2,450
2022	Garage	Smart garage door openers	\$700
2023	Garage	Springs and rollers replaced on both garage doors (5 yr part warranty)	\$1,515
2023	Garage	New garage ceiling fans	\$100
	Garage	Mop sink in garage	feature

\$170,000 +/-