

## *Upgrades and Improvements*

- Exterior eaves replaced with Hardiboard, fully painted (2022-23)
- New half-round gutters (2022-23)
- Kitchen fully remodeled (including plumbing and wiring with dedicated 100a sub-panel for kitchen) (2022-23)
- Main floor bathroom fully remodeled (including plumbing and wiring) (2022-23)
- Main floor windows and two glass doors to sunroom replaced (Pella) (2022-23)
- First floor hardwood floors buffed (2022-23)
- New front door exterior light sconce (2022-23)
- New 50-gallon gas hot water heater (2019)
- New poured concrete driveway, new walkways (2019)
- Privacy fence installed (2019)
- Landscaping improved (trees removed, mulching, David Austin roses at front of house) (2019)
- New front stoop and railing (2017)
- Entirely new roof (2017)
- Basement gutted, fully renovated (2017)
- Most plumbing replaced in house (2017)
- Basement waterproofing: 'dimple wall', full French drain, sump pump w/ battery backup (2017)
- Basement spray foam (2017)
- Attic spray foam (2017)
- All-new forced air natural gas furnace (2-stage burner, variable fan, HEPA filter) (2017)
- All-new air conditioning system (2017)
- All-new HVAC ductwork for main floor (2017)
- New washer and dryer units (2017)
- Ting fiber optic internet (2017)
- All hardwood floors refinished (50/50 mix of Ebony and Jacobean) (2015)