**2519 Ruhland #A –**

**Upgrade List and Addendum #1 to SPQ**

Kitchen – fully remodeled. New cabinets and hardware, quartz countertops, new appliances (including Kohler sink, GE Cafe stovetop, GE profile oven and microwave and LG French Door refrigerator. New flooring matching the rest of the living area

Built in dining area credenza added with additional storage and wine fridge

Master bath – fully remodeled removing tub and creating walk-in shower with large bench, Kohler showerheads and bianco carrara tile. Quartz countertop on double vanity, Kohler faucets, and Rejuvenation mirror, lighting, and hardware. New flooring and paint.

Master closet – expanded this space by removing tub from bathroom adding space for additional hanging and drawers

Powder Room – fully remodeled, new flooring, vanity, mirror and lighting

Living area – Paint and New wood laminate flooring living, kitchen & stairs

New paint in both downstairs bedrooms

Ceiling fan added to Master bedroom

Stair railing replaced

Pet door added to downstairs bedroom

Side yard outfitted with turf.

Fence added to front lawn

Nest thermostat installed

Shower door in downstairs bath removed – seller will replace if desired.