

PROPERTY UPGRADES & ENHANCEMENTS

Mesquite Country Club – 500 S Farrell Drive, Unit F44

The following is a summary of owner-reported improvements, upgrades, and related expenses.

Windows, Doors & Flooring

- Carpet and vinyl flooring – \$3,000
- Living room sliding glass door replacement (May 2020) – \$2,680
- All bedroom windows replaced by Indian Wells Glass (April 2022) – \$9,510

HVAC & Mechanical

- HVAC repairs/service (2022–2023) – \$1,615 out-of-pocket; remaining cost covered by home warranty (reported at approximately \$13,000)

Kitchen & Bathroom Upgrades

- Kitchen and primary bathroom cabinetry (March 2025) – \$17,365
- Kitchen hardware and faucets (March 2025) – \$335
- Kitchen and primary bathroom recessed lighting, vanity lighting, dimmer switches, and labor (March 2025) – \$1,950
- Quartz kitchen and bathroom countertops (June 2025) – \$6,535
- Guest bathroom vanity and installation labor – \$700
- Guest bathroom quiet exhaust fan and installation labor (August 2025) – \$460
- Reglazing and repairs to both bathtubs (June 2026) – \$1,850

Appliances & Interior Enhancements

- Oven, dishwasher, and microwave (May 2025) – \$1,760
- Three ceiling fans, including installation labor – \$1,600
- Dining room light fixture, dimmer, and installation labor – \$600
- Water heater access door replacement and labor (March 2025) – \$515
- Two owner's closets, including materials and labor – \$1,185
- Window blinds – \$565
- Hydroviv under-sink water purification system – \$250

Exterior Improvements

- Gutters at the front balcony and front entry door (2025) – \$1,710

TOTAL ROUNDED EXPENSES: \$54,185

Amounts and dates are based on owner-provided records. HVAC expenses include a reported home warranty contribution in addition to the owner's out-of-pocket expense. Improvements and expenses are not a representation of current condition or remaining useful life.