

## List of Capital Improvements for 126 Royal Saint Georges Way

1. Kitchen Remodel (including bar and back-room buffet) \$113,000
  - New custom cabinetry, including:
    - o Paneled appliances
    - o Custom island
    - o Custom range hood enclosure
    - o Custom caning on doors in back sitting area
    - o Hidden doors for extra storage on island
  - New professional appliances, including:
    - o 60" profession range (Thermador)
    - o 30" refrigerator/30" freezer integrated, paneled columns (Thermador)
    - o 24" microwave drawer (Thermador)
    - o 60" professional ventilation hood (Trade-wind)
    - o Under counter beverage refrigerator with ice maker in bar (U-Line)
    - o Integrated, paneled top of the line dishwasher (Thermador)
    - o Integrated, paneled wine refrigerator (Marvel)
  - Marble countertops in back room, kitchen, and bar
    - o Solid surface marble backsplash and floating shelf w/ integrated lighting
  - High-quality faucets and cabinet hardware
    - o 2 faucets in kitchen
    - o 2 faucets in bar, including RO faucet
  - Unique workstation sinks in kitchen (large 43" undermount sink) and bar (undermount), including accessories
  - Custom pantry, including:
    - o Custom shelving
    - o Custom wallpaper
    - o Glass paned pocket door
2. Primary bed/bath remodel \$33,500
  - New tile floor
  - New shower, including:
    - o Floor to ceiling tile
    - o New fixtures
  - 2 new vanities with quartz countertops
  - New soaker tub
  - New tub floor-mounted hardware
  - New window treatments
  - New drawer units in closet
  - 4 new ceiling fans (2 in bathroom, 1 in bedroom, 1 in sitting area)
  - New dual-flush toilet
  - New bookshelf in sitting area
3. Pool repair and upgrades, including: \$4000
  - Updated app-enabled system and wall control unit
  - Upgraded to energy saving variable speed motor
  - Complete drain and cleaning of pool/spa in 2022-Twice weekly continual maintenance
  - New valves

4. Guest bedrooms	\$12,500
- New tile throughout	
- New vanities with quartz countertops and new faucets	
- High efficiency toilets	
- New 6-speed ceiling fans	
5. Powder room	\$4000
- Wall mounted faucet	
- Custom paint	
- Custom vanity with marble sink	
- New lighting	
6. Roof repair and maintenance	\$2650
- Drone inspection of roof	
- Corrected and repaired tiles as needed	
- Transferable certification	
7. Paint exterior of house	\$8500
8. Extend kitchen patio w/ pavers	\$1000
9. Add landscaping plants (tree, hedge, other smaller plants)	\$7000
10. Whole-house water softener	\$5500
11. Custom floating shelving in great room	\$3440
12. Miscellaneous	\$6410
- Dimmer switches	
- Serviced and repaired slider doors and screens	
- New garage door opener	
- New 75-gallon water heater with recirculating pump	
- High-efficiency top-load washer and dryer w/ steam functions	
- Serviced and maintained furnaces and condensers	
- New exterior ceiling fans	
Estimated total:	\$201,500