**Upgrades List**

*Sellers have invested nearly $250K in improvements and upgrades to the property since 2017. The list of improvements includes but not limited to:*

* New paint on all walls and ceilings
* Removal of all pop-corn ceilings
* Crown molding in every room
* Recessed lighting throughout the home
* All windows replaced with new dual pane windows
* Plantation shutters on most windows.  Otherwise custom blinds on remaining windows.  French Door, has custom window covering.
* High-end engineered flooring/carpeting on main & 2nd floor levels NOTE - extra flooring & carpeting included
* Kitchen gutted and completely remodeled included granite counter tops, cabinetry and all new Bosch appliances
* Custom solid wood panel interior doors
* All 3 bathrooms gutted, updated with new tile, fixtures & cabinets
* Custom bar with wine fridge in dinning room
* Custom buffet in dinning room
* Custom Storage cabinet in Living Room
* Custom Cabinetry and french-doors in TV/Office 3rd room on the main level
* Custom tiled feature in living with built in for Flat TV and sound bar
* Gas fireplace with artisan fire screen
* Gauged slate outside patio
* Epoxied garage floor
* Extra storage in garage
* Crawl space finished for extra storage
* New Furnance in 2016
* New gas hot water heater 2021
* LG front-loading Washer & Dryer