



EMERSON
— G R O U P —
REAL ESTATE PROFESSIONALS

Property Improvements (2024)

General:

- Foundation replacement (permits obtained): new perimeter stem wall/footing, post & piers replaced, new girder system
- Landscaping overhaul for front & back yard area, including new drip irrigation system
- Brand new exterior paint with 4-tone color scheme
- Plumbing repairs & improvements (replaced sections of cast iron)
- Electrical systems upgraded, including two new panels, one new sub-panel, and new wiring installed where needed
- Main sewer line section replaced (area that ran through stem wall replaced before new foundation poured)
- *Bathroom plumbing replaced with new vent stakes & lines*



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Front Residence (2040)

- New carpet & pad installed
- new Interior paint finishes (bathroom, living room, kitchen, bedrooms)
- Brand new SS appliance package
- Updated wall heater equipment
- Bathroom fixtures updated
- Water heater upgraded to newer 50 gallon tank + new enclosure

Back Residence (2042)

- New interior paint throughout (walls, baseboards, ceilings, trim, doors)
- New LVP Flooring installed throughout including new baseboards
- Kitchen cabinets refreshed with new paint, fixtures/pulls
- New Quartz countertops, sink, faucet, vent hood
- Updated lighting throughout
- Relocated washer/dryer in bathroom to outside deck (reconfigured vanity + toilet)
- Bathroom updates include new vanity, mirror, can lighting, fixtures, and freshly glazed shower/tub
- Wood deck wholly removed and rebuilt + painted
- horse shed removed in rear yard
- Planter boxes installed at the back fence