

**10310 Amberside Court  
Roswell, GA 30076  
List of Updates and Improvements**

- Removed more than 10 trees in the front yard to dramatically transform the exterior and create a large, level front lawn. Had landscaping and high-quality Zoysia sod installed.
- Removed more than 10 trees in the backyard and regraded the land to create a large, private oasis with sweeping views of the golf course. Had high-quality sod installed in backyard.
- Removed stippled ceilings throughout house and repainted the ceilings with high quality Sherwin Williams paint.
- Added crown molding to all of the rooms in the house and had the entire interior repainted a neutral color with high quality Sherwin Williams paint.
- Refinished hardwood flooring throughout the house. Replaced outdated tile flooring in foyer with new hardwood. Installed new wood treads on the stairs and refinished the handrail.
- Renovated the main floor bathroom by installing new Carrara marble tile, new shower door, new fixtures, new vanity, new lighting, and new Kohler toilet.
- Renovated the upstairs bathroom by installing Carrara marble tile, new shower door, new fixtures, new vanity, new lighting, and new Toto toilet.
- Installed new LVP flooring and carpet runner on stairs in the finished basement.

- Renovated terrace level bathroom with a new vanity, new Kohler toilet, new fixtures and new lighting. It's also plumbed to be able to accommodate a shower.
- Replaced outdated tile flooring in laundry room with marble tile and added new cabinetry to maximize storage. Replaced outdated plastic utility sink with a new stainless-steel sink.
- Added new dual vanities, new fixtures, new lighting and a new Toto toilet in the primary bathroom.
- Replaced outdated backsplash tile in kitchen and bar area in family room.
- Installed in the kitchen a new faucet, new pot filler and new refrigerator. In the bar area in the family room, installed a new wine fridge.
- Installed new light fixtures throughout the house.
- Replaced closet doors and wire closet systems with heavy duty steel rods and wood shelves to ensure stability and allow for maximize space for storage.
- Replaced both bay windows on the front of the house with tempered glass and rot resistant materials.
- Replaced front door and the surrounding exterior trim work with all rot resistant materials.
- Replaced sliding door in sunroom with a new Pella top-of-the-line sliding glass door.
- Replaced door in laundry room with a rot resistant material.
- Roof, HVACs, and water heater are approximately 5 years old.