



215 Lake Pines Point
Alpharetta | GA

Over **\$150,000** in recent updates and improvements

Roof 6 years old, NEW 33 total triple-pane windows replaced in 2018, water heater 6 years, HVAC units replaced in 2022 and 2018, new sump pump basement 2021, furnace installed 2009

NEWER Improvements Estimated over \$155,000

- Washer and dryer 2020, \$2000
- Whole home duct cleaning 2021, \$925
- New HVAC unit main floor larger unit 2022. Rheem 410-a 3 Ton 16 Seer cooling system, \$6,046
- Brand New electrical panel breaker 2022, 120/240V 200am main breaker load center, \$5,906
- Kitchen and Laundry Room Reno 2022, \$82,000
- Upgraded electrical in the garage 2023 adding 220V outlet, allows for faster electrical car charging. Added additional 110V outlets as well \$2,711
- Newer windows installed throughout home in 2020
- Deck freshly painted \$1000
- New triple-paned windows (total 33) replaced in 2018 \$25,000
- New HVAC (Carrier) added in 2018 \$2500
- New roof 30 year warranty in 2019 \$15,000
- New gutter guards 2019 \$3000
- New blinds and shutters 2018 \$2800
- New water heater 2019 \$1700
- New paint 2019 \$3200
- Attic insulation updated 2018 \$2570
- Additional outlets added 2018 \$1215