

# HOME IMPROVEMENTS + UPGRADES

The current owner has made extensive updates to the property, thoughtfully enhancing both functionality and comfort. Over the past few years, the owner invested more than \$170,000 in high-quality upgrades, ensuring modern convenience, efficiency, and style throughout the home. Below is a detailed list of improvements:

DATE	DESCRIPTION	COST
8/21/2025	Updated Master Bath	\$1,000
8/14/2023	Tesla Charging station and install	\$1,750
7/15/2023	Roof	\$17,700
6/30/2023	New Septic Tank - 1000 Gallon	\$7,500
2/20/2023	1/2 Bath 1st Floor	\$1,839
2/20/2023	Shenandoah kitchen and flooring. New stove, frig and dish washer, sink, disposal and counter	\$43,519
2/1/2023	All New Anderson Windows	\$34,767
9/1/2022	Trex Deck 16x20	\$22,400
8/2/2022	Fence - 19,000 sq ft - .43 acre	\$14,462
7/15/2022	Shed 18x36	\$6,000
7/12/2022	3.5 Ton American STD AC Unit installed to add Air Conditioning to house as had none before	\$8,910
7/1/2022	American Standard AC Unit 3.5 Ton	\$7,235
7/1/2022	Water Heater - 40 gallon	\$1,675.00
7/1/2022	New Washer/Dryer and flooring in laundry room and hallway	\$1,698.00
	TOTAL:	\$170,455.00