

List of Features & Upgrades

841 N Gentry, Mesa, AZ 85213

Over \$128,000 in documented improvements

ELECTRICAL & SOLAR

- Owned solar system (2021) – \$13,056
- New 200 amp breaker panel w/surge protection (2021) – \$5,130
- Smart thermostat installed (2025) – \$1,065
- Garage exhaust fan added (2023) – \$1,200

PLUMBING & WATER SYSTEMS

- New hot water heater w/powerd anode (2025) – \$2,650
- Water softener installed, owned (2021) – \$5,898
- Reverse Osmosis system (2025) – \$1,475
- Basement ejector pump replaced (2022) – \$584
- New basement toilet (2023) – \$600

HVAC & ENERGY EFFICIENCY

- Upstairs HVAC replaced (2025) – \$25,002
- Basement HVAC replaced (2022) – \$6,599
- Ducts cleaned & sealed (2024) – \$3,360
- Added attic insulation (2021 & 2025) – \$3,665
- Solar window screens (2025) – \$754

ROOF & EXTERIOR

- Roof underlayment replaced & tile spacing corrected (2023) – \$24,500
- Exterior painted (2025) – \$4,800
- New gutters (2023) – \$1,500
- Front security/screen door (2024) – \$2,025

GARAGE, RV & WORKSHOP

- Epoxy garage floors – \$765
- New insulated garage door (2021) – \$3,600
- New insulated workshop garage door (2021) – \$2,200

INTERIOR UPDATES

- Master bath tub resurfaced – \$850
- Ceiling fans added/replaced – \$1,768

APPLIANCE UPGRADES

- KitchenAid range – \$2,107
- KitchenAid dishwasher – \$1,453
- KitchenAid microwave – \$913
- KitchenAid refrigerator – \$3,894 (available for purchase)
- GE washer & dryer – \$2,390 (available for purchase)

*Total Documented Improvements: \$128,304+
(Does not include cosmetic updates or routine maintenance)*