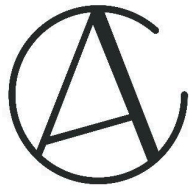


LIST OF IMPROVEMENTS FOR 9568 Indigo Brush Drive

IMPROVEMENT	YEAR	COST
<p><b>Chef's Kitchen:</b> Fully gutted and remodeled with custom cabinetry, professional-grade appliances, wine refrigeration, and designer fixtures.</p> <p><b>Luxury Primary Suite:</b> Complete "to-the-studs" primary bath renovation and guest bath remodel.</p> <p><b>Modern Living &amp; Design:</b> Total redesign of the main living area featuring new high-end vinyl flooring, recessed lighting, updated power switches, and all-new door handles throughout.</p> <p><b>Fresh Interiors:</b> Professional whole-home paint, including the main level and primary suite, complemented by a new entrance hall light fixture and a new outdoor ceiling fan.</p>	2025	\$170,000
New lower deck and premium hot tub with integrated cooling system	2024	\$33,000
<b>New Roof &amp; Gutters:</b> Full replacement of the roof and gutter system	2024	\$28,300
Removed all remaining carpets and installed high-quality vinyl flooring throughout the home, including the stairs.	2021	\$23,500
Replaced the window glass throughout the main living areas, including the kitchen, living room, entrance hall, dining room, and second living area	2025	\$20,000
Replaced the upper deck and added a custom slide.	2020	\$15,800
Complete replacement of both upstairs and downstairs HVAC systems, including the installation of Google Nest thermostats.	2020	\$12,000
New motorized shades in the kitchen, living room, primary bedroom, and primary bathroom, complemented by new shades in the dining room and second living area.	2025	\$10,499



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Added a new window to the primary bedroom to enhance natural light and views.	2019	\$5,000
New the double wall oven 27" (KitchenAid)	2022	\$4,500
Painted bathroom cabinetry, updated countertops in two secondary bathrooms, and replaced three exterior light fixtures.	2023	\$4,000
Installed recessed lighting throughout the entire home and replaced standard power switches with dimmers.	2021	\$3,000
Replaced the Jack & Jill bathroom flooring and professionally painted a secondary bedroom, including updated window sealing	2025	\$2,500
New water heaters, with one unit updated in 2021 and the second in 2023.	2021,2023	\$2,500
Newly replaced garage doors with updated hardware.	2021	\$2,500
Installed recessed lighting throughout the entire home, replaced pendant lights in the breakfast and dining areas, and updated ceiling fans and backyard lighting. The irrigation system has been professionally repaired, and the backyard gate has been replaced.	2019	\$2,400
Full perimeter fence replacement completed in 2023.	2023	\$2,000
Professional landscaping and yard revitalization	2024	\$1,800
	<b>TOTAL</b>	<b>\$346,299</b>