

List of Major Improvements:

Kitchen Renovation – 2022

Used PK Surroundings for Design. Approximate cost: \$120,000.

- Installed new countertops, backsplash, recessed lighting, chandelier and kitchen island.
- Refinished and painted the perimeter cabinetry.
- Removed the existing tile floor and installed new wood flooring to match the adjacent existing floors.
- Refinished the wood floors in the dining room and formal living room.
- Installed a new Sub-Zero refrigerator.

Bathroom Renovations – 2025

Completed by Blue Sky Home Renovations. Approximate combined cost: \$130,000.

Primary Bathroom

- Incorporated the former sixth bedroom into the existing primary bathroom to create a larger primary bathroom.
- Installed radiant floor heating.
- Added a separate water closet.
- Updated plumbing and electrical as part of the renovation.
- Installed new flooring, fixtures and finishes.
- Installed a custom vanity and linen cabinet with granite countertop.
- Added custom wainscoting and wallpaper.

Second-Floor Bathroom

- Fully renovated with updated plumbing and electrical.
- Installed new flooring, shower, tile, toilet, vanity, mirrors and lighting.

Additional Information:

9.I. Chimney(s):

- **Dining room fireplace:** In July 2026, original firebox and flue were removed. Ahren Fireplace System was installed with stainless steel liner and top-mounted damper. Work done by Fireside Sweeps LLC / approximately \$20K worth of repairs.
- **Cast iron wood stove:** used since we purchased the home with no issues. Based on inspection performed in March 2026 as part of chimney cleaning, the wood stove should be considered non-operational unless replaced with pellet stove or repaired due to liner deterioration.
- **Family room fireplace:** fireplace does not draw properly and is considered non-operational by sellers.