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BROKERED BY KELLERWILLIAMS REALTY ATLANTA PARTNERS
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676 Alpine Drive, Jasper, GA 30143

Seller's Upgrades from 8/2022 to 10/2026 - $206,400

- TREE PRUNING / VISTA PRUNING (2022 – 2024) - $3,700
  - Opened view at the back of the property.
  - Removed large branches at back and sides for maintenance.

- NEW RETAINING WALL, PARKING PAD & STEPS (2023) - $87,820
  - Sellers created the easiest parking/driveway in the neighborhood!
  - 5-6 spots for cars or golf carts, level with the road.
  - Regraded land and added New block retaining wall system with drainage system.
  - New steps and railings, stained, with integral LED lighting to side deck.
  - New power added to charge a golf cart.
  - New steps, stained, to front yard.

- REFINISHED KITCHEN (2024) - $14,995
  - New leathered stone countertops, with extended backsplash with ledge. $6,270
  - New leathered stone full height backsplash at stove. $1,330
  - New deep stainless-steel sink, septic-safe disposal & designer Kohler faucet w soap. $1,550
  - New plumbing valves installed. $300
  - New stainless-steel Refrigerator & Frigidaire Gallery Stove with air fryer & range hood. $3,920
  - New LED lighting & relocate and add GCFI electrical outlets. $525
  - Removed wallpaper and added fresh paint. $500
  - New cabinet hardware. $200
  - Modified cabinet and added trash pullout. $400

- NEW WHITE OAK WOOD FLOORING & STAIRS (2024) – $17,000
  - New ¾" thick solid wood, Premium White Oak, #1 Select grade with a custom natural stain added to 1st floor bedroom, and throughout 2nd floor bedrooms, hall and closets.
  - Refinished solid wood flooring 1st floor living/dining areas.
  - New solid wood risers, treads & handrails in 2 stairwells.
  - All floors and treads finished with Commercial Grade Bona HD Traffic in Matt Finish for your peace of mind. HD Traffic is a premium, long lasting (10-15-year lifespan) hardwood floor protector for high traffic areas for pets & children. The best finish you can get for solid hardwood flooring.
  - New heavy duty designer floor registers throughout.

- REFINISHED TERRACE LEVEL AND ADDED NEW WELLNESS ROOM (2024) - $26,900
  - New built-in Almost Heaven Indoor Sauna - Traditional type sauna for 6-persons, with glass front, LED lighting & light toned Hemfirm wood. Equipped with an 8kW Harvia Heater. $9,850
  - Added outlets and remote switches for sauna. $350
  - New full-length Jeld Wen windows (2) to match for extra connection to the exterior. $2,450
  - New cedar siding on exterior to match home & new casings. $600
  - Full size built-in stainless-steel refrigerator (included in the home sale). $1,200
  - New outlets for TV to streaming online classes. $500
  - Changed drywall to greenboard in lower course of walls. Re-insulated walls and ceiling. $4,000.

  - Added new baseboards, crown moulding and New Premium Core brand LVT flooring with cork backing. $3,800
  - Painted walls and ceiling crisp white. $1,800.
  - New Designer light fixtures. $850

- REFINISHED TERRACE LEVEL LIVING AREA & SCREENED IN PORCH – (2024) - $12,000
  - New Premium Core brand LVT flooring with cork backing. $3,700
  - New framing and full height Eze-Breeze Window/Screen system & new exterior screen door. $7,000
  - New Porch floor coverings, carpet tile and large rugs. $450
  - New Designer light fixtures on dimmer. $850.

- NEW DESIGNER LIGHTING (2023-2026) - $4,150
  - Dining Room, Living Room, Bedrooms (3)

- BATHROOM UPGRADES - TERRACE LEVEL (2024) - $2,240
  - New Kohler toilet with bidet attachment & new plumbing valves. $540
  - New Premium Leathered natural stone countertop. $600
  - New Kohler undermount sink, new faucet & valves. $240
  - Removed wallpaper and new paint. $800
  - New lighting & new decorative vanity mirror. $180
  - New cabinet hardware, towel and paper racks and hooks. $60

- BATHROOM UPGRADES – 1st & 2nd FLOORS (2024) - $7,610
  - New Kohler toilets with bidet attachments & new plumbing valves. $1,080
  - New Premium DaVinci Quartzite (natural stone) countertops with backsplash & curved side splashes. $2,920
  - New Kohler undermount sinks, new faucets & valves. $480
  - Removed wallpaper and new paint. $1,200
  - New lighting & new decorative vanity mirrors. $1,070
  - New motion switches & dimmers. $360
  - New cabinet hardware, towel and paper racks and hooks. $150
  - New shower heads & handles. $350

- LAUNDRY ROOM UPGRADES (2024) - $1,530
  - New wood butcher block countertop. $620
  - New shelving for extra storage, painted. $340
  - New Premium Leathered natural stone countertop with New deep stainless-steel undermount sink with Kohler faucet. $1,450
  - Freshly painted. $300
  - New decorative lighting. $350
  - New low-profile dryer vent & vent cover. $80

- PLUMBING MISC – $850
  - New/replaced whole house Water Pressure valves. (2025) $450
  - New/replaced water line to exterior meter. (2024) $400

- ELECTRICAL MISC – $1,700
  - New GFCI receptacles at all exterior locations (2023) $850
  - New whole house surge protector installed on electrical panel. (2024) $550
  - New switches and dimmers. $300

- 2ND FLOOR – NEW WALK-IN-WARDROBE CLOSET (2024) - $6,690
  - Framing, Drywall and modify electrical. Paint walls and ceilings. Paint trim and doors. $3,200
  - Custom built in shelving by Creative Closets. Designed so that shelving can easily be changed to extra hang space. $3,400
  - New LED lighting. $90

- NEW WHOLE HOUSE GENERATOR (2025) - $12,576
  - 26kW – covers the whole house with a lot of extra capacity for any future needs.
  - Ten Year (from installation) Transferrable Warranty.
  - Installed on side of property on a Custom Stand for noise abatement & for protection against the elements.
  - Equipped with a WiFi monitor to check on generator & propane level.

- OTHER - $6,645
  - Fresh neutral painting throughout of the home, all neutrals with some areas color drenched (Living Room, Dining Room, Stairwell, Bedrooms). $3,200
  - New landscaping front in yard. (2026) $390
  - New Fireplace gas starter for cozy nights (2025) $125
  - New Woven Wood Top-down Bottom-up Shades in 2 bedrooms (2025) $620
  - New Exterior door hardware, with from equipped with August Wifi system. $795
  - New Interior door hardware and hooks. $570
  - New Wifi Thermostats for 2 HVAC units. $545
  - New Sentricon termite system installed (2023) $250
  - New water heater (10/2026) – covered under Amicalola program $150
  - New custom closet interiors in two bedrooms $1,600

- MAINTENANCE PROGRAMS - Home is on regular maintenance programs:
  - HVAC care, every 6 months with Denson Heating & AC
  - Pest prevention, every 3 months with McCardle's Pest Management
  - Termite prevention, every 3 months with Arrow Exterminators
  - Amicalola EMC Water Heater Maintenance Program
  - Generac Generator serviced annually by Jasper Generators 770-633-4027 Nick
    - Generator on a weekly test run schedule, Wednesdays at noon.
  - Decks cleaned and touched up/re-stained annually
  - Septic system pumped and inspected by Sammy Collins Septic (Fall 2022) $425