



## A Full Accounting

*Of over \$45,000*

*of out-of-pocket upgrades & extras !*

### **OUTSIDE TOTAL: \$17,850**

- Extensive additions to the landscaping including large, mature trees, yuccas and other exotic plants—\$2,500
- Zoned sprinkler/irrigation system in both front & back yards—\$3,200
  - Landscape lighting, both front & back yards—\$1,000
    - Patio / Deck addition—\$2,000
    - Water feature in the back yard—\$4,000
  - Six foot privacy fence (Built-Rite Fences) with gates—\$3,500
    - Exterior shake siding stained in 2007—\$1,200
- Yard backs to a wild area with a view of the valley & mountains—Priceless!
  - Third bay on the garage included in the original price—\$8,500 (not included in this total)
    - Garage door opener—\$200
    - Man door out of garage to back yard—\$250

### **INSIDE TOTAL: \$16,100**

- Home has been maintained with pride—one owner
  - Central Air Conditioning—\$4200
- Custom High End Hunter Douglas Window Coverings throughout the home -\$4,000
  - Professionally painted accent walls in 2007—\$800
- Built-in speaker, surround sound and exterior speakers—\$2,500
  - Accent and recessed lighting with dimmers—\$500
  - Closet organizer systems in the guest bedrooms-\$500
  - Upgrade quality carpet with additional pad—\$3,600
  - Breathtaking Cascade, valley and city views from family room, kitchen and master bedroom—\$10,000-\$15,000 in 2001, premium lot charge (not included in total)

*Continued on back →*



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### **ENTRY WAY TOTAL: \$500**

- Entry glass door—\$250
- Murray Feiss sconces -\$250

### **FAMILY ROOM TOTAL: \$3250**

- 20 ft. floor to ceiling cultured field stone fireplace—\$3000
  - Ceiling fan addition—\$250

### **KITCHEN TOTAL: \$7150**

- Slab granite countertops (June '08) - \$4100
- Custom design rustic slate back splash (June '08)-\$1900
- Stainless steel undermount sink & designer faucet (June '08) - \$900
- Custom Decora light switches & Lutron stainless wall plates (June '08)-\$250

### **MAIN FLOOR BATHROOM TOTAL: \$625**

- Price Pfister faucet—\$150
- Kohler Cimarron sink—\$125
  - Lighting—\$200
- Venetian bronze fixtures—\$150

### **MASTER BATHROOM TOTAL: \$400**

- 5 piece master bathroom with soaking tub
  - Minka Lavery lighting—\$400

All items on this list have been provided by the Seller, as well as reviewed and discussed with the listing agent. All prices are approximate and are provided on a best recall basis. Receipts may be available for some items. Listing agent does not guarantee information—Buyer to verify to own satisfaction.