

Over \$160,000 in improvements since 2010:

2023	Patio	\$ 32,500
2019	Updated bathroom to upstairs hall bathroom	\$ 20,300
2011	Updated bathroom to primary bedroom	\$ 16,500
2018	Backyard fence	\$ 10,000
2010	New roof	\$ 9,900
2014	New floors on first floor	\$ 9,000
2015	Updated the basement	\$ 7,300
2010	New windows throughout house	\$ 6,800
2017	Updated the kitchen	\$ 6,600
2011	Front yard irrigation system	\$ 5,250
2012	Shed	\$ 4,900
2013	Furnace	\$ 3,920
2011	House painted	\$ 2,750
2024	New Hardwood Floors – front bedroom	\$ 2,270
2019	Refrigerator	\$ 2,000
2011	Electric upgrade	\$ 1,900
2020	House painted	\$ 1,660
2020	Living room carpet	\$ 1,546
2018	Range/oven	\$ 1,400
2010	Converted fireplace to gas	\$ 1,300
2018	New garage door	\$ 1,190
2014	Updated garage	\$ 1,130
2017	Hot water heater	\$ 1,100
2023	Dishwasher	\$ 930
2017	Updated chimney and gutters	\$ 900
2014	Cleaned dryer and furnace ducts	\$ 860
2015	Washing machine	\$ 855
2017	Furnace humidifier	\$ 720
2023	Updated backyard faucet	\$ 700
2011	Attic vent fan	\$ 500
2012	Bay window	\$ 470
2023	New front door	\$ 450
2016	Garbage disposal	\$ 340

Front yard: We paid \$5,250 to install an irrigation system in 2011. We had a water “deduct” meter installed in 1995.

Garage: We paid for a new outlet and repairs (\$1,130) in 2014; and had a new garage door installed (\$1,190) in 2018.

Roof: Because of wind damage (and with the help of homeowner’s insurance), we got a new roof (\$9,900) in 2010. In 2017 we paid \$900 to waterproof the chimney and add leaf guards to the gutters.

Backyard: We had a shed built for \$4,900 in 2012 and a new fence installed for \$10,000 in 2018. We had the backyard faucet tap updated (\$700) in 2023. Our most significant improvement came in 2023 when we spent \$32,500 for a patio with a semi-circular wall, steps to the yard and to the garage, and recessed lighting, along with a firepit in the yard.

Basement: The appliances include a 2007 dryer (\$460), a 2013 furnace (\$3,920) and 2017 humidifier (\$720); a 2016 washing machine (\$855); and a 2017 hot water heater (\$1,100). In 2014-2015 we paid about \$7,300 to update the basement, by replacing the ceiling tiles with drywall and recessed lighting, and adding new carpeting and glass block windows.

First floor: In the family room we added a picture window (\$780 in 2002) and a “doggie” storm door (\$320) in 2008. We removed the carpeting and refinished the stair treads leading to the second floor (\$820) in 2007. We had the family room shelving unit rebuilt for \$2,000 in 2009. In 2010 we paid about \$1,300 to convert the wood burning fireplace to a gas fireplace. In 2014 we paid about \$9,000 to redo the floors in the family room, study, powder room, foyer, and the kitchen.

First floor: We had the living room bay window waterproofed for \$470 in 2012, and had new carpet (\$1,546) installed in the living room and dining room in 2020.

Kitchen: Around 2003 we removed a JennAire stovetop in order to put in a drop-in oven. We had a cabinet converted into a pantry at this time. In 2017, we paid about \$6,600 to renovate the kitchen. We removed a wall between the kitchen and family room and added a supporting ceiling beam. We put in granite countertops and a tile backsplash at this time. With regard to the appliances, the garbage disposal (\$340) was replaced in 2016, the range/oven in 2018 (\$1,400), the refrigerator (\$2,000) in 2019 and the dishwasher (\$930) in December 2023.

Upstairs: We made major changes to the en suite bathroom (\$16,200) in 2011, and to the hall bathroom (\$20,300) in 2018-2019. We have installed ceiling fans in three of the bedrooms. In 2024, we installed new hardwood floors (\$2270) in the front bedroom.

Other: We have had the house painted (at costs ranging from \$1,300 to \$2,750) in 1998, 2002, 2006, 2011, and 2020. We added insulation in the attic (\$880) in 2001 and a whole house attic fan (\$500) in 2011. We paid \$4,650 for a heat pump (located just outside the formal living room) in 2008. In 2008 we paid \$1,400 for a new gas meter and new gas line to the street, and \$9,300 for foundation support. We had energy efficient windows installed for \$6,800 throughout the house in 2010 (with a lifetime warranty). In 2011, we paid \$1,900 for an electrical upgrade.