

6956 MORGAN AVE

Seller Improvements & Repairs Summary

This home has been thoughtfully improved and updated throughout. Below is a comprehensive list of enhancements completed by the seller:

Exterior Improvements

- All new exterior door handles & entry locks, screen door hardware
- Outdoor lighting and Outdoor electrical upgrades
- Outdoor mailbox
- Added retaining wall block edging (patio & garage)
- Egress window with cover and underground gutter drains
- Fixed garage siding
- New concrete driveway and 2.5 car parking slab
- Basement windows: added outdoor stone covers
- Chimney cap
- Landscaping improvements:
 - Added shrubs
 - Removed excessive overgrowth
 - Added perennials

Garage Improvements

- Insulated garage walls
- Added wire shelving and storage cabinets
- Added additional lighting

Interior Electrical & Lighting

- Added additional electrical outlets throughout the house
- Updated ceiling lighting throughout upstairs
- Living room ceiling fan, small bedroom ceiling light
- Added smoke alarms and WiFi thermostat

HVAC & Air Quality

- Heat register covers throughout
- Added attic insulation
- Sealed attic ceiling door
- Updated upstairs bathroom fan
- Added basement cold air return
- Air duct cleaning
- Changed dryer vent (aesthetically improved)

Flooring & Stairs

- 22 mil vinyl plank matching floors
- Matching interior stair treads

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Plumbing & Water Systems

- Added water line for ice maker
- Added dishwasher and garbage disposer
- Added reverse osmosis (RO) water system and water softener
- Added whole-house water filter
- Hired a contractor to connect the bathroom plumbing to the main line

Kitchen Remodel (Full Update)

- Removed kitchen walls and installed a load-bearing ceiling beam, open concept
- New kitchen stainless steel appliances
- Added a microwave above the stove, installed a dishwasher
- Changed the kitchen stove exhaust
- Updated kitchen lighting
- Updated kitchen sink plumbing
- New custom soft-close Maple cabinetry
- Tiled kitchen backsplash, new quartz countertop

Bathroom Updates

- Updated the main bathroom mirror and installed a new vanity and sink
- Updated hardware and faucet
- Zero-entry shower

Completely Finished Lower Level

- Fully finished lower level with attention to detail throughout
- Legal egress window installed basement and finished bedroom
- Includes spacious rec room
- Added a full basement bathroom
- Added basement cold air return
- Basement drain tile system with warranty
- Basement handrail

The finished lower level with legal egress significantly expands usable living space – effectively doubling the home's functional square footage.

Doors, Trim & Closets

- Replaced all interior doors, frames, and moldings
- Updated all closets organization systems
- Installed blinds throughout the house

Cosmetic & Whole-Home Improvements

- Painted the entire home