**Home Improvements – 36 Lexington Way**

**New Interior Improvements:**

Dacor professional grade appliance package – 42 inch built in stainless steel refrigerator, 36 inch stainless steel gas range/oven, 36 inch stainless steel wall hood and 24 inch stainless steel dishwasher, Bosch 24 inch drawer microwave, Shaker cabinetry and all quartz countertops.

All windows and French doors with dual plane glass

Interior doors and casing

Front doors and casing

Baseboards

Custom Stair Railing

Smooth finished drywall throughout

Central forced air and heating system with new condensing unit

Water Heater

Pressure regulator

LVP(Luxury Vinyl Plank) downstairs and carpet upstairs

Two tone paint

LED can lights and ceiling fan outlets throughout

All electrical outlets and switches

Window coverings throughout

Closet doors, shelves and poles

Tile floor in upstairs bathrooms

Gas fireplace in Primary bedroom

Shiplap in Primary bedroom

Primary Bathroom: Shower, tile surround and glass enclosure

Secondary Bathroom: Tub, tile surround and glass enclosure

All quartz countertops

All sinks and traps

All faucets and plumbing connections

All shower and tub fixtures with new valves

All toilets and plumbing connections

Interior and exterior garage man door and casing

Garage door openers with battery backup

Garage epoxy floor

Fully drywalled garage

**New Exterior Improvements:**

Flat work with paver ribbons

Pavers side and backyard patios

Backyard sod & plants

Drip irrigation in planters

Side yard gate

Built-in BBQ

All outside paint

**Prior Owner Improvements:**

Roof replaced by prior owner on 7/2018 by The Roof Masters (license #1007668), with a 20 year transferable leak warranty on roof.