

15 ROLLING RIVER DRIVE
The Haven at New Riverside | Bluffton, South Carolina
Home Improvements & Value-Added Upgrades Sheet

HIGH-IMPACT VALUE SUMMARY

- Owned, maintained, and improved with extensive designer-level attention after construction.
- 3 bedrooms, 3.5 bathrooms, approximately 2,884 heated square feet and 3,130 finished square feet with the sunroom option.
- Major documented improvements include a new roof, primary bath renovation, kitchen appliance updates, water heater replacement, electrical work, landscaping, lighting, plumbing fixtures, countertops, window treatments, built-ins, attic storage, and outdoor living enhancements.
- Original construction upgrades included hardwood flooring expansions, gourmet kitchen layout, granite, premium trim, tray ceilings, comfort-height toilets, TechShield radiant roof overlay, gutters, fireplace surround, laundry cabinetry, attic storage, and added electrical/cable features.

EXCEPTIONAL IMPROVEMENTS MADE AFTER CONSTRUCTION

Morningside Lane Model | Improvements made by the original owners after construction

- Outdoor living: 15'4" x 16' screened porch with two wall lights, ceiling fan with light, electrical outlets, sliding door, paver flooring, and Coolaroo shades covering all screens from top to floor.
- Outdoor patio: 13' x 12' paver patio with natural gas quick-connect for grilling.
- Curb appeal and grounds: driveway extensions with pavers, landscape lighting, professional landscaping with Palmetto and Pinto palms, and automatic irrigation with five systems and rain sensor.
- Protection and maintenance: Senticom Termite System and aluminum hurricane shutters.
- Lighting upgrades: front porch hanging light, foyer chandelier, dining room chandelier, office ceiling fan with light, great room/fireplace ceiling fan with light, breakfast area chandelier, sunroom ceiling fan with light, primary bathroom fixtures over both sinks, and ceiling fans with lights in the primary bedroom and both guest bedrooms.
- Kitchen and butler's pantry: upgraded granite countertops with large ogee edging, glass tile backsplash, under-cabinet lighting, overhead cabinet light, trash can slider, and two Solatubes with night lights added in 2019.
- Primary suite: Acacia hardwood flooring in place of carpet, 5-1/4" baseboard, crown moulding, and ambient overhead lighting.
- Interior trim: additional dining room crown moulding and office crown dentil moulding with 5-1/4" baseboard.
- HVAC enhancements: dehumidifier and Aprilaire Clean Air on two systems, plus two float switches. Owners maintained an HVAC service contract after the original one-year builder warranty.
- Garage and storage: epoxy garage flooring, plywood flooring added in stand-up-height attic with drop-down stairs, and extensive wall cabinets for storage.
- Window treatments: 2" faux wood blinds on all windows except the sunroom, which includes bamboo shades and upholstered cornices.

DOCUMENTED IMPROVEMENTS SINCE 2020-2026

2020

- 10/02/20: Home Depot — exterior pet door.
- 10/05/20: Lowe's — Hunter bathroom fan.
- 10/12/20: Home Depot — two robe hooks and primary bath fan.
- 10/21/20: Live Oak Electrical Services — numerous electrical improvements.
- 10/21/20: Lowe's — two toilet seats.
- 10/23/20: Home Depot — one robe hook.
- 10/30/20: Home Depot — kitchen faucet.
- 11/12/20: Pine's Plumbing — installation of kitchen faucet.
- 11/25/20: Urias Diaz — removal of 10 trees.
- 12/24/20: Papa Charly Painting — painted both guest bedrooms and baths.

2021

- 02/11/21: Etsy — two cornice boards for queen guest bedroom.
- 02/28/21: Home Depot — eight cabinet pulls.
- 03/04/21: Moran Handyman Services — living room built-ins.
- 03/05/21: Lowe's — 16 plants for front yard.
- 03/06/21: Southern Marsh Landscape — four trees and six grasses.
- 03/11/21: Southern Marsh Landscape — nine pink muhly.
- 03/12/21: Paul Maier — Rainbird controller and installation.
- 03/16/21: Home Depot — outdoor lighting.
- 03/20/21: Lowe's — eight boxwood.
- 04/19/21: Etsy — cornice board for king guest bedroom.
- 06/22/21: Wayfair — powder room faucet, towel ring, and toilet paper holder.
- 06/25/21: Overstock — powder room light fixture.
- 07/24/21: Overstock — powder room mirror.
- 08/10/21: WalMart — powder room tank lever.
- 08/19/21: Pine's Plumbing — installation of bathroom faucet.
- 09/07/21: Lamps Plus — fountain.
- 09/16/21: Lowe's — installation of LVT in two guest baths.
- 10/04/21: Custom Window Fashions — three cornice boards and two pillows.
- 10/09/21: Lowe's — two faucets and two mirrors for guest baths.
- 10/15/21: Lowcountry Countertops — two quartz countertops, including installation.
- 11/01/21: Cregger Company — primary bath vanity faucets.
- 12/03/21: Overstock — two polished chrome mirrors for primary bath.
- 12/04/21: Lowcountry Countertops — quartz countertop for primary bath.
- 12/28/21: Wayfair — two vanity lights for primary bath.

2022

- 01/21/22: Live Oak Electrical Services — installed two vanity lights and two bookcase lights.
- 01/28/22: Nix Flooring & Design — primary bathroom renovation.

2023

- 01/17/23: Best Buy — dishwasher.

- 01/17/23: Best Buy — microwave trim kit.
- 01/17/23: Amazon — microwave.
- 01/24/23: Lowe's — wall oven.
- 03/23/23: Carolina Water Heater — relocated dishwasher water line.
- 05/19/23: Roofing USA — new roof.
- 10/05/23: Home Depot — new storm door installed.
- 12/26/23: Lowe's — hot water heater.
- 12/27/23: Dyess Plumbing — installation of hot water heater.

2024

- 10/15/24: Complete exterior and interior paint
- 10/20/24: All new high end ceiling fans with remotes, new entry light, new outside garage light
- 11/1/24: New Samsung Bespoke French door refrigerator
- 11/20/24: Complete remodel of kitchen: lower high bar to low bar, Cambria quartz counter tops with Bull nose, 18 Gauge stainless sink, Moen pull down faucet, Anthology Ambiance glass and stone backsplash, new cabinet pulls, added soft close hinges to all cabinets
- 11/25/24: All new nickel-plated wall switches
- 11/30/24: Integrity Garage epoxy floor
- 12/15/24: new LED garage lighting

2025

- 2/6/25: 9 triple pane hurricane and soundproof windows installed at the rear of the home
- 3/20/25: Kitchen and master bath cabinet refinishing

2026

- 4/1/26: Complete renovation of the landscaping with mulch, bushes, shrubs, flowers
- 5/6/26: Stucco Inspection, Infrared and Probe Testing- All In Good Condition with no issues.

EXCEPTIONAL BUILDER UPGRADES AT CONSTRUCTION | APRIL 2010

- 5” hardwood foyer and powder room flooring in Honey Grove.
- Wood upgrades with 5” flooring in the kitchen area, tile in bathrooms and laundry room, and 5” hardwood in the sunroom and extended living areas.
- Additional 110v interior electrical outlet, cable outlet, phone outlet, floor receptacle, and golf cart receptacle in garage or refrigerator/freezer receptacle.
- Attic storage in garage and ceiling fan pre-wire package.
- Elevation 33, exterior rear flood light, and gutters with splash blocks.
- Gourmet kitchen layout with maple cabinets, island, upgraded appliances, and granite countertops.
- Interior trim detail including crown and neck molding, chair rail, and wainscoting.
- Laundry room cabinets with white upper cabinets, white Corian countertop, and sink.
- Primary bath upgrades including marble surround, comfort-height toilets, grab bar, whirlpool/jetted tub, and tray ceiling in the primary suite.
- Dining room tray ceiling and sunroom option, increasing finished square footage to 3,130.
- TechShield radiant roof overlay.
- Natural gas fireplace finished in Crema Marfil Classic with Antique White grout.