

# 3316D Sunset Key - Seller Improvements & Investments

## Great Room - Living Room / Dining Room

- High impact, low-e outside glass - \$2,118
- Bar and Cambria top - \$2,874
- Hard wired ethernet to TV - \$250
- Inside window plantation shutters \$744
- Haiku thermostat fan - \$1,200
- Three light fixtures and wiring - \$1,000

## Master Bedroom / Bath

- High impact, low-e outside glass - \$2,118
- Inside window plantation shutters - \$1,824
- Closet built-ins: *dresser, shelves, storage* - \$2,875
- Haiku fan - \$660
- Toto one-piece toilet - \$850
- New Cambria counter, Kohler sinks & fixtures
- New shower, lining, rough-in, tile, fixtures
- New higher mirror
- Grab bar, towel bars, medicine cabinets, shower drain plumbing, and fan - Total \$32,718

## Front Bedroom

- High impact, low-e outside glass - \$3314
- Inside window plantation shutters - \$987
- Built-in workstation, shelving, cabinetry, hard wire ethernet & Cambria counter - \$8500

## Third Bedroom

- High impact, low-e outside glass - \$2,122
- Inside window plantation shutters - \$774

## Guest Bath

- Toto one-piece toilet - \$850
- New Cambria counter, Kohler sink & fixtures
- New shower drain plumbing
- New shower, lining, rough-in, tile & fixtures, grab bar, towel bars, medicine cabinet, fan
- New higher mirror - Total \$16,326

## Stairwell

- High impact, low-e outside glass - \$2,936
- Stainless steel, custom hand rail - \$2,920
- All new Schlage brushed nickel hinges and door hardware throughout - \$1250

## Den

- Built-in workstation, cabinetry, shelving, Cambria counter, & can lights - \$10,311
- High impact, low-e window - \$1,061
- Plantation shutters - \$387
- Haiku Fan - \$660
- Hard wired ethernet - \$150

## Garage

- New garage door opener - \$485
- Garage door insulation(\$250), storage cabinetry - \$4,043
- Garage attic stairs and storage - \$750
- High impact, low-e outside glass - \$1,625
- Outside water spicket moved into garage with hose reel - \$600

## Mechanicals and Other Improvements

- RUDD air conditioner with UV filter (12/2024) \$14,000
- Refrigerator (LG, 1 y/o) | Microwave (GE, 9 y/o)
- Double electric stove (Westinghouse, 3 y/o)
- Dishwasher (Bosch, 5 y/o)
- New refrigerator line from air handler to outside condenser
- Washer (Maytag, 9 y/o) |
- Dryer (Maytag, 9 y/o)
- Disposal ~~(1 y/o)~~ 2026
- Hot water heater (12/2024) - \$1,500
- Garage dehumidifier

## Utility Room

- Stackable Maytag washer & dryer
- Utility sink
- CPUC wall drains repaired

## Lanai

- Three aluminum roll down electric shutters
- Light fixtures

**Total Investment: \$134,767**