**Home improvements:**

**Kitchen**

2017 Kitchen renovation

 Redesigned floor plan for extra storage

Quartz countertops

 Kraftmaid cabinets

 Slow-close drawers

 Fun features (pull-out spice rack, vertical cabinets, lazy susans)

 GE Fridge/freezer

 GE Profile microwave

 Bosch dishwasher with third rack

 New hardwood floor in main kitchen area

 Touch sink

2016 GE Profile gas range/double oven, includes convection feature

2015 Disposer

2015 Ceiling fan in kitchen

**Bathrooms**

Master Bathroom

2016 Master Bathroom renovation

 Granite countertop

 Double shower

 Grohe fixtures

 Kohler toilet

 Added venting fan

Main Floor Bathroom

2020 Toto Toilet

2018 Bath/Shower fixtures (Kohler)/piping

Basement Bathroom

2020 Kohler Toilet, Kohler faucet

**Backyard**

2020 Patio renovation

 Techo Bloc pavers

 New stone steps to side yard

 New concrete below kitchen

 New shrubbery below kitchen

 Cherry tree at top of stairs

2015-2019 Tree removal

 Removed 6 mature oak trees over 4 years. Expanded backyard ~ 30%, patio ~ 40%

 Cost ~ $20,000

2017 swing set

2020 sandbox

Shrubs in front of house/on hill behind house are azeleas—very pretty in spring.

**Systems**

2015-16 Bryant HVAC system

2015-16 Lennox boiler

2015-16 Bradford White Hot Water Heater

2015-16 Carrier ductless minisplit in Kitchen

**Roof & Drainage**

Roof

2020 New gutters/downspout around kitchen.

2017 Metal roof above bay window in Dining Room

2016 chimney crown

2016 Middle dormer valley & flashing replacement

2016-2018 Replaced several gutters/downspouts

Drainage

2019 Sealed foundation under front entrance

2017 Re-routed/replaced pipes from driveway box drain to back corner of yard (behind swingset). Connects to piping from downspouts on back left side of house.

2016 Replaced box drain at bottom of driveway

2015-2016 Replaced window wells

**Miscellaneous**

2018 Replaced insulation in attic space behind bedroom left of stairs

2017 lamppost; outdoor outlet on front of house

2016 LiftMaster Garage opener

2015 New ceiling fan in sunroom