

Addendum: Updates for 1518 Ashbury Lane since purchase in December 2019

- Removed all wallpaper from dining room, kitchen, den, sun room, powder room, and upstairs bathroom and painted all rooms
- New hickory solid hardwood flooring in living room, dining room, office, and entire upstairs including closets
- New carpet in den, sun room, and on stairs
- New luxury vinyl flooring in upstairs bathrooms and laundry room
- New toilets in all bathrooms
- Updated faucets, painted vanities, and updated hardware in all bathrooms
- Updated vanity lights in all bathrooms
- New sink in powder room
- All new kitchen appliances (stainless steel KitchenAid Brand)
- New kitchen and wet bar sinks and faucets
- Granite countertops added to kitchen and wet bar
- Installed a glass tile backsplash in kitchen and wet bar
- Updated majority of the indoor light fixtures
- New ceiling fan installed in master bedroom
- Updated all outdoor light fixtures except floodlight
- New matte black hardware installed on front door
- Added a navy blue Sunbrella awning to back deck
- Added french drains to back yard
- New Pella Impervia sliding deck door with inset blinds installed June 2023
- New light switches and electric outlets
- Added 2 electrical outlets to basement
- All new vent covers
- New 50 gallon gas hot water heater with new shut off valve installed May 2021
- New LG Washing Machine 2023
- ADT Security System installed
- Gutters and downspouts cleaned, gutter seams resealed, and plumbing vent pipes to roof flanges resealed with solar sealant July 2021
- Furnace cleaned and serviced February 2025

Addendum: Updates/Maintenance from previous seller disclosure

- Footer foundation and deck support added to deck 11/2019
- Deck floor, railing and stairs materials replaced and 2 1/2 inch lag bolts were added to deck posts in 2018
- Gas valve replaced in furnace 11/2019
- Chimney inspected and firebox cracks were filled and sealed with fireplace mortar 11/2019

