

Improvements Made at 441 Mull Road

Apartment:

- Remove all wallpaper except bathroom
- Texture and paint all walls
- Add a bedroom with a closet (was a studio)
- Close connecting door into house with framing, drywall, texture, paint
- Fix front porch and walkway
- Remove holly bushes
- Repair roof on patio area

Two-story cabin

- New HVAC mini split system throughout cabin
- Build retaining walls outside (4)
- Build Trex balcony with railing and staircase
- Build a concrete sidewalk
- Replace all exterior siding
- Paint exterior
- Replace all plumbing
- Add exterior water hose bib
- Seed yard
- Add French Drain along front
- Add front porch
- New flooring throughout
- New baseboards and door casing
- New fixtures in kitchen and bathrooms
- New shower/ replace toilets throughout
- New interior paint
- Washer/dryer added
- New Roof (with warranty GRF Roofing)
- New soffit, fascia and gutters
- Replace five windows

Main house

Downstairs guest room:

- Remove wallpaper
- Texture and paint walls
- New flooring (LVP) etc. and baseboards
- Add tiled shower in bathroom
- New vanity, toilet and fixtures
- Towel rack
- New drywall
- Insulation and weather coat on exterior wall
- Add recessed lighting and small chandelier

New furniture including flat screen TV and lamps
Install new windows (2) and new exterior door

Laundry Room and Spa

Install handrail and refurbish stairs
Update and relocate electric panel
New washer /dryer
Upgrade plumbing
Overhaul hot tub
New ceiling panels
New hot water heater

Main Floor

Remove all carpet and place new flooring and baseboards
Refurbish stairs and railings with new flooring and paint
Install drywall on all walls
Texture and paint walls and ceiling
Add new light and ceiling fan to center of room (add power)
New light fixture in dining area
New granite kitchen countertops
New recessed lighting in newly constructed dropped ceiling in kitchen
New dish washer and refrigerator
New sink and fixtures
New knobs and finish on wormwood kitchen cabinets
New furnishings (some antiques)
Upgrade electric

Bedrooms and landing area

Remove all wallpaper, skim coat and paint walls in landing area and bathroom
Remove carpet and add new flooring in all rooms/ halls and stairs
New bathroom flooring/vanity/light fixtures
Paint and skim coat one room entirely/ New window
Paint trim and doors of other bedrooms
Add Trex French Balcony to one bedroom
Add Trex balcony with stairs along one side of house off a guest bedroom
Paint all ceilings
Add new light fixtures to hall a foyer
New toilets in hall bathroom and Sunflower Room

Garage

New garage doors with openers
Refinish garage access door

Outside

Remove holly bushes/ add rose bushes in front of house
Create an herb garden in back of house
Add wooden gates to fence
Add new black fence in front of driveway
Remove old plants lining driveway
Remove 15+ dead/fallen or damaged trees
Remove old deck on front and replace with stairs
New Hardee siding with fresh paint
New sign in front yard
New retaining wall
Refinish exterior door at back elevation
French Drain across front of house
French Drain at retaining wall in back of house

All properties: Transferable Termite bonds
Transferable website www.hiddenvalleybbga.com

Cost for renovations:
\$325,281.