



**Owner Improvements & Expenditures on 1368 Trisail Terrace
(costs rounded to even dollar amounts)**

Upgraded Carpet Upstairs:
\$7,000

Backyard Privacy Fence:
\$6,000

Main Closet Organizer:
\$5,600

Upgraded Lights, Fans ad Kitchen Faucet:
\$2,500

Garage Storage Design:
\$1,400

Security System:
\$500

Refrigerator:
\$3,699

Upgraded Kitchen Faucet:
\$400

Washer & Dryer:
\$1,390

Approximate Total Expenditures as of June, 2025 = \$31,189



Improvements Related to Above Costs Since Seller's Purchase:

- **Upstairs upgraded with premium carpeting** featuring high-grade material and enhanced padding for superior comfort and durability.
- **Installed six-foot privacy fencing** constructed with quality materials—an exceptional bonus, as current HOA regulations no longer permit this fence design or height.
- **Professional landscaping improvements** enhance curb appeal and provide a more welcoming and functional outdoor space, including the replacement of backyard mulch with attractive rock at an additional cost of approximately \$1500.
- **Remodeled primary bedroom walk-in closet** with a custom, space-optimized design offering expanded storage, integrated shelving, and smart compartmentalization.
- **Upgraded lighting and ceiling fans** installed throughout the home for improved ambiance and energy efficiency.
- **Custom garage storage system added**, offering significantly improved organization in a space that originally lacked any built-in storage solutions.
- **Installed a comprehensive whole-home security system** with exterior cameras, a doorbell camera and centralized control—delivering added peace of mind.
- **Upgraded to a high-end Bosch refrigerator** 4-door model with Wi-Fi capabilities, purchased for \$3699. Refrigerator **conveys with the home.**
- **Kitchen faucet replacement** with a sleek, high-quality \$400 modern upgrade, professionally installed, that enhances both style and functionality in the heart of the home.
- **Added quality Whirlpool washer and dryer set** — Washer is a 5.3 Cubic Ft. Top Load with Impeller. Dryer is 7.0 Cubic Ft. with moisture sensing. The set was purchased on 7/22/24 for a total of \$1390. Both **convey with the home.**

This Home Is Truly Better Than New!

Thanks to the impeccable upgrades made by the current owner, this beautifully maintained home surpasses even new construction. Every detail reflects exceptional taste and thoughtful design, making it move-in ready—no updates or improvements needed. Just settle in and enjoy the stylish, serene comfort of your new space.

One of the standout features is the larger-than-average backyard—rare in this community—providing an ideal setting for relaxing or entertaining family and friends in all seasons.

Adding even more peace of mind, the home recently underwent its one-year inspection, confirming that everything is in excellent working order. It's already been gently lived in, with any initial issues addressed—so you get all the benefits of a new build, minus the wait or uncertainty.

Additional highlights include completed landscaping and other thoughtful enhancements that elevate this property well beyond standard builder-grade offerings.

In every way, this home is **better than new**—*a true turnkey gem!*