

809 Kinsman Court

PROPERTY UPDATES & IMPROVEMENTS

01	Roof Replaced in 2017.
02	HVAC All units replaced in 2016.
03	Flooring Bamboo flooring installed in 2016.
04	Countertops Granite countertops installed in the kitchen and bathrooms in 2016.
05	Master bathroom Shower renovated in June 2021; toilet replaced in 2021; faucet fixtures replaced in July 2026.
06	Bathrooms New toilets installed in all other bathrooms in July 2026.
07	Kitchen cabinets Refinished and updated with new hardware in July 2026.
08	Kitchen appliances All stainless steel, including a new LG electric oven/range.
09	Utilities Dryer and stove connections are electric.
10	Interior flooring All carpeting and flooring throughout the house, garage office, and garage bathroom replaced in July 2026, except for the existing bamboo flooring.
11	Interior paint Entire interior painted, including walls, ceilings, and trim.
12	Lighting and fans All light fixtures and ceiling fans replaced in July 2026, except for the bathroom vanity lights and the fluorescent light in the lower garage.
13	Doors and locks New doorknobs and locks installed on all interior and exterior doors, including the front, back, and garage doors, in July 2026.
14	Fireplace Traditional masonry fireplace fitted with propane gas logs.
15	Exterior paint Exterior of the house completely repainted.
16	Exterior lighting Garage and rear exterior light fixtures replaced in July 2026.
17	Landscaping All foundation and courtyard plantings removed and replaced with new plants in July 2026.
18	Deck Resurfaced with treated Southern Yellow Pine; railings replaced and upgraded with black aluminum Deckorators balusters in July 2026.
19	Fire-pit area Steel fire ring installed in July 2026.
20	Well Treated in July 2026.