

Owner Improvements & Upgrades

7108 Carries Reach Way, Raleigh, NC 27614 • Over \$100,000 invested since May 2025

Energy & Utilities

Solar panel system	Installed by Southern Energy Management; owned outright with battery storage. Dramatically reduced Duke Energy bills.	\$57,000
Tankless water heater	Navien tankless system with recirculation pump — endless hot water, instant delivery. 20-year warranty.	\$5,000
EV charger	Level 2 electric-vehicle charger installed in garage.	\$1,100
Whole-home surge protection	Duke Power surge protection added at the panel.	Included
LED conversion	All lighting throughout the home converted to LED.	\$700

Comfort & Smart Home

Motorized shades	Rechargeable, remote-controlled motorized shades on windows.	\$7,000
Phantom retractable screens	Added to all windows (except 2 garage windows) — fresh air without losing views.	\$4,400
Lutron Caséta smart switches	Every electrical switch upgraded to Lutron Caséta smart controls.	\$2,000
Guest bedroom fans	Ceiling lights converted to remote-controlled ceiling fan / LED fixtures.	\$750

Bathrooms

Primary bathroom remodel	Frameless glass shower enclosure; new shower pan and tile; Moen shower and controls; Toto toilet.	\$8,000
Guest bath (first floor)	Moen shower and controls replaced; Toto toilet.	\$1,250
Guest bath (second floor)	Toto toilet installed.	\$1,000

Exterior & Maintenance

Leaf guards	Installed on all gutters — lifetime warranty.	\$9,000
Gutter & drainage upgrades	Gutters added to back roof eaves, additional downspout, splash guards around the house.	\$4,000
Irrigation system	Fully serviced and repaired.	\$500

Also featured: whole-home generator, sealed walk-in crawl space, 0.95-acre private cul-de-sac lot, main-floor primary suite, screened porch, deck, and patio.

Transferable warranties: Navien water heater (20 yr), leaf guards (lifetime), solar system (manufacturer). Documentation and utility bills available on request. Costs shown are owner's actual invoiced amounts.