PROPERTY IMPROVEMENTS & UPGRADES

10233 Bayou Circle | Fairhope, Alabama

Improvements completed since purchase

Exterior, Grounds & Waterfront

- Replaced deck wood and rebuilt front walls of boathouse.
- Rebuilt boat lift electrical system.
- Repaired exterior railings and balusters; filled, caulked, sanded and painted exterior woodwork; repainted house.
- Rebuilt chimney and re-screwed entire roof.
- Painted boathouse ceiling and installed a 72-inch fan.
- Replaced shed door with custom 40-inch-wide door and installed extensive interior shelving.
- Added approximately 40 tons of crushed concrete and graded driveway.
- Added approximately 10 tons of gravel around home perimeter.
- Cleared brush in wooded area.
- Built raised-bed garden area and added approximately 6 cubic yards of garden soil.
- Built dog pen with access gates.
- Installed solar motion-activated driveway light.

Kitchen & Interior Finishes

- Remodeled kitchen from raised bar to flat counter and installed Taj Mahal quartz countertops.
- Installed white brick backsplash.
- Replaced kitchen faucet and fixtures with polished nickel boutique-style fixtures; added under-counter water filtration.
- Installed above- and below-cabinet lighting with dimmers.
- Replaced kitchen light fixture with recessed LED lighting.
- Replaced dishwasher.
- Repaired interior wall imperfections and floor/trim gaps at doors; repainted interior walls and trim.
- Replaced sink fixture in lower-level area.

Electrical, Entertainment & Lighting

- Installed TV and sound-system wiring for home theater and ceiling speakers.
- Installed three flat-screen TVs, which are included.
- Replaced all electrical outlets and switches with Decora-style devices; installed dimmers on all lighting circuits.
- Installed closet lighting and switches.
- Installed LED fixtures over pool table, in shed, and in lower-level kitchen area. Pool table is included.
- Replaced interior and exterior light bulbs with LED bulbs.

Storage, Laundry & Lift

- Installed attic access door, flooring in part of attic for storage, and full attic lighting.
- Built extensive closet shelving.
- Built raised laundry platform and installed new washer and dryer, which are included.
- Replaced cargo lift control box and wiring; lift also has remote control.
- Built safety gates for cargo lift.
- Added convenient whole-house water shutoff in shed.

Information provided by seller. Buyer to verify improvements, condition, included items and all property details during due diligence.