

2542 Bridgewater Drive
Gainesville, Georgia 30506

Seller-Made Improvements

A total house renovation for both the interior and exterior, to include but not limited to the following:

- Added a bump out in the master bedroom (3 feet) to expand the bedroom and walk-in closet
- Added a bump out in the kitchen (10 feet) to expand that space
- Removed non-load bearing walls in the living room / dining room / kitchen area, to create an open living space
- Removed non-load bearing walls in the downstairs area to open up spaces and to create a more cohesive floor plan.
- Raised ceilings in the kitchen and garage entry areas, and in the master bedroom and bathroom
- Added clerestory windows above the kitchen
- All new kitchen cabinets and appliances
- All new fixtures, cabinets, and tiling in all bathrooms
- New flooring on both levels
- New roof
- New garage door and garage door opener
- New HVAC systems - both upstairs and downstairs
- New tankless water heater
- New plumbing and wiring in most of the house
- New windows and doors
- Added custom-designed and expanded front door
- Increased some door and window openings to create more light and access to the lake views - specifically in the upstairs and downstairs living areas, the downstairs bedroom, and the office.
- All new light fixtures - interior and exterior
- Replaced and expanded the deck
- Replaced and expanded the patio - ground level
- Installed hanging and shelving units in walk-in closets
- Established better drainage around the house, with french drains, etc.
- Added gas fireplace inserts on both levels
- Boat house renovation

Total cost of seller-made improvements: \$430,000 +