**637 Broad Street – Improvements**

**2nd Floor**

- Installed sub flooring throughout. (2022)

- New luxury vinyl flooring (carried through stairs) (2022)

- New base moulding throughout (2022)

- Recessed lights (2019)

- Painted Primary Bedroom

**2nd Bedroom**

- Painted

- New ceiling fan

**3rd Bedroom (small)**

- Painted

**Foyer**

- New linen closet (2019)

- Nest smart learning thermostat (3rd gen)\*

**Full bath (2019)**

- Completely renovated

- New floating vanity/sink

- New LED mirror, heated (anti-fog), dimmable

- New tub w glass sliding doors

- New toilet

- New lighting vent

**1st Floor**

**Living Room (2018)**

- Paint

- New stone accent wall

- new mantle

- New recessed lights

- Installed (Phillips hue color) smart recessed downlights\*

**Dining Room (2018)**

- Paint

- New Recessed lights

- Nest smart learning thermostat (3rd gen)\*

**Family Room (2018)**

- Completely renovated. New insulation, new walls, ceiling, paint

- New recessed lights

**Kitchen**

- New luxury vinyl flooring

- Paint

- removed built-in corner desk and replaced with nook table

- New skylight (2024)

**Basement**

Utility Room

- New HVAC furnace (2025)

- New whole-home humidifier (2024)

**Office/Gym**

- New smart recessed lights (Phillips Hue - White)\*

- New washer and dryer (2021)

- New vented ceiling light (2025)

- New LED mirror (2025)

**Outside**

**Patio**

- Painted (2024)

**Garage**

- New double hung picture window install (2022)

- Nest smart thermostat

- Nest wired outdoor cam

- New floodlights (2025)

**Outdoor (general)**

- New roof (2024)

- New floodlights (around house) (2025)

- New front and side entrance sconces (2025)

- Nest doorbell

- Painted lamp post (2025)

\* Note: Seller plans to retain smart home improvements but can be negotiated to remain with home.