

# Seller Improvements Sheet

2313 Ponderosa Dr SE

**Approximate Investment in the Past 24 Months: \$80,000**

This home has been extensively upgraded with high-quality materials and systems to improve durability, comfort, and energy efficiency.

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## Major System Upgrades

### Roof – Complete Replacement

- DRIBEX roofing system
- Malarkey Vista architectural shingles (Storm Gray)
- Full roof sheathing replacement
- Ridge vent and edge vent ventilation upgrade
- Chimney cricket installed
- New skylights and chimney flashing
- **20-year workmanship warranty / 50-year manufacturer warranty**
- Roofing certificate available

### HVAC System

- Complete HVAC replacement with **air conditioning upgrade**
- 2-year workmanship warranty / 10-year parts warranty
- Ducting cleaned and verified airtight (November 2025)

### Crawl Space

- Ductwork repaired and sealed airtight
  - Moisture barrier installed
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## Exterior Improvements

- **Premium exterior paint** – entire home, trim, and shed

- **Fencing**
    - Two new fences installed
    - One existing fence reinforced
  - **Refinished deck**
  - **Garden improvements**
    - Planter beds
    - Garden fencing
  - **RV parking with 30-amp RV outlet**
  - **Children's play structures included**
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## Interior Improvements

### Bedroom Conversion

- Office converted to **4th bedroom**
- New window installed
- County permit completed (*records may still require MLS update to reflect 4 bedrooms*)

### Interior Paint

- Premium paint throughout the home

### Flooring

- Premium LVP flooring installed throughout
- Pergo TimberCraft + WetProtect – Homan Hickory

### Trim & Doors

- All new trim throughout the home
- Two pocket doors installed
- All interior doors painted
- Front door updated and painted

### Windows

- Three new windows installed for improved comfort and efficiency
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## Kitchen Updates

- New oak cabinets painted white
  - New laminate countertops
  - New appliances:
    - Refrigerator
    - Microwave
    - Range top
    - Dishwasher
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## Bathroom Updates

### ½ Bath

- Fully remodeled
- New tile flooring

### Full Bath

- Fully remodeled
- Added second sink

### Additional updates

- New toilets installed
  - Tile flooring in laundry room
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## Additional Interior Features

- Wood stove with blower installed
- Upgraded fireplace mantel
- Two accent walls
- Laundry room shelving
- Washer and dryer included
- Hot water heater flushed and in good condition