PHYLLIS BROWNING CO.
REAL ESTATE

Property Upgrades since purchase

2018 Improvements

- Roof replaced (by previous owner)
- Updated doorknobs
- Painted guest bathroom and primary closet
- Replaced laundry room door
- Installed Nest thermostat

2020 Improvements

- Replaced flooring in living areas and primary suite, including baseboards
- Repainted primary suite (bedroom and bathroom)
- Upgraded kitchen appliances (range, microwave, dishwasher)
- Remodeled primary bathroom (bathtub, shower enclosure, tile)
- Installed whole-house surge protector
- Added hot water circulating pump (primary bathroom)
- Updated driveway coach light
- Updated smoke detectors throughout
- Updated primary bedroom ceiling fan
- Replaced patio French door and added screen door
- Installed Ring cameras (driveway and back patio)

2023 Improvements

- Repainted interior walls, doors, and trim
- Replaced attic duct system
- Added UV light and media filter to HVAC system
- Updated interior lighting (living, dining, kitchen)
- Added recessed lighting
- Updated ceiling fans (living room and guest bedrooms)

2025 Improvements

- Updated blinds (living, dining, kitchen)
- Painted kitchen and primary bathroom cabinets

2026 Improvements

- Replaced hot water heater
- Replaced window panes in secondary bedrooms
- Repaired and painted back decking