

5261 Smoke House Court Gainesville, GA 30507

Georgian Acres Phase 1 Lot 131
Lakewood Floorplan 2543 Square Feet
Built November 2005
OVER \$100,000 in Upgrades!

Builder Upgrades

Premium Lot (2.21 Acres)	\$10,000.00
Side Entry Garage	\$2,000.00
Master Bath Shower Tiled	\$450.00
Upgraded Granite Counter Tops	\$500.00

Owner Upgrades

Custom Built Stone Patio with stack stone seat walls and outdoor fireplace. Over 400 Square Feet.	\$20,000.00
Extensive landscape and entire lawn sodded	\$17,500.00
Handscraped Hardwood Floors throughout entire house	\$14,000.00
8 Zone Irrigation System (Lawn, Shrubs, and Drip)	\$4,800.00
Real Wood Plantation Shutters installed on all windows throughout downstairs.	\$4,500.00
Over 1 acre of property cleared, graded, and sodded.	\$3,500.00
12' x 16' Storage building constructed to match home.	\$3,500.00
7 3/4" Crown Moulding and 7 3/4" Base Boards Throughout Downstairs, Foyer and Upstairs Hallway	\$3,000.00
Exterior Painted with Sherwin Williams Duration Paint in Fall 2009	\$2,200.00
High End Light Fixtures Installed throughout house	\$2,100.00
LG Stainless Steel Bottom Freezer Refrigerator to remain with Home	\$1,800.00
Upgraded Faux Wood blinds installed on all windows throughout upstairs	\$1,500.00
Two 12'x6' Storage Rooms custom built into master bedroom walls with doors and trim.	\$1,500.00
Staircase replaced with Oak Hardwood Treads	\$1,500.00
Extensive Custom Millwork and Crown Moulding In Master Bedroom	\$1,200.00
Custom Made Arbor integrated with Rear Patio	\$900.00
High End Kenmore Elite Dishwasher	\$850.00
Anderson 3000 Series Storm Doors installed on Rear Door and Garage Entry Door	\$800.00
Wainscoating and Chair Rail throughout Foyer and Staircase.	\$750.00
Security system with two keypads, one located in master bedroom.	\$600.00
Invisible Fence System	\$600.00
Custom Built Dog House	\$500.00
Extensive shelving throughout garage and Epoxy Painted Garage Floor	\$500.00
Full Composite Granite Sink in Kitchen with High End Kohler Faucet	\$500.00
Downstairs pre-wired for custom home indoor / outdoor sound system	\$500.00
Plywood flooring installed in Attic (+/- 300 SF)	\$450.00
Driveway addition for additional vehicle.	\$450.00
Custom Built Children's Sand Box with Bench Seating	\$400.00
Wainscoating and Crown Moulding in 2nd Bedroom	\$350.00
All rooms primed and re-painted with Sherwin Williams Cashmere Paint	\$350.00
Kwikset "Smartkey" Locks installed on all exterior doors	\$225.00
High End Kohler Faucet and Custom Mirror in Half Bath	\$150.00
Crown Moulding in 3rd Bedroom	<u>\$150.00</u>

\$104,575.00

Construction Price of Home	\$219,000.00
Upgrades 2005-Present	\$104,575.00
Assigned 0% Appreciation for Current Economic Condition	\$0.00
Current Raw Home Value	\$323,575.00

You Won't Believe the Price!!!

Listing Price: Call Mignon

NOT a Foreclosure, NOT a Short Sale. Motivated Seller!