**LIST OF IMPROVEMENTS**

* 2 Year Old Roof ($10,000)
* Finished Basement That Adds Bathroom and Bar Sink….Will Include Furniture If Negotiated ($30,000)
* 1 Year Old 6’ Shadow Boxed Fence ($5,000)
* Culligan Water Softener System Installed ($2,500)
* New Virtually Silent Garage Door Opener ($500)
* New Security System Installed With Everlasting Security ($1,000)