

# Improvements

- Custom built-ins
- New solid white oak floors on main and 2nd levels
- New windows (front of the house)
- Custom window treatments (electronic shades in the front windows)
- Premium push button light switches - reproduced from antique originals, engineered for modern safety standards.
- Renovated kitchen
- Renovated bathrooms
- Gut renovated basement unit/in law suite which averaged \$4,000 a month of income on AirBnB
- Professionally landscaped front yard
- Reconfigured the staircase on the main level
- All rooms are freshly painted
- Installed new recessed lighting and secondary lighting on all levels
- New washer/dryer units on both floors
- New solid wood doors and hardware on all levels
- New carpet on both stairways
- New exterior entry painting, lighting, and resurfacing of the sidewalk

## Total Cost: Over \$200,000

Jenn Smira

Executive Vice President  
Realtor® DC/MD/VA  
202.340.7675  
jsmira@compass.com

Erica Breaux

Realtor® DC/MD/VA  
202.750.0156  
erica.breaux@compass.com



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