

RENOVATION, BUILD OUT AND UPGRADES SUBSEQUENT TO PURCHASE IN 2007 at

443 River Drive, Dahlonega, Georgia 30533

. Housewide

-Crown molding including decorative custom molding accents in master bedroom, surround sound including veranda and upstairs balcony, security system wiring, WIFI including balcony and observation deck next to river, water filtration system, upstairs HVAC system, digital thermostats on both floors, built two NEW wood-burning fireplaces with gas starters, dual flue system plus stone chimney, more than doubled wood flooring overall, painted throughout

. Entry, garden and exterior

-Stone retaining wall by parking

-Stone corners on garage exterior

-Increased electrical wiring in garage for freezer and wine cooler and wired high voltage for intended sauna . Also installed a second fuse box and electrical meter

-Mortared walkways

-Built masonry raised herb garden within fenced dog pen

-Replaced upper portion of observation deck next to river with Tekk Deck

-8 tons of stone along the river and planted shrubs

-Gutter guards and extra down spout

-Metal roof installed over shingle roof

. Living Room

-Knocked out wall through dining room and removed transom into kitchen to open floor plan

-Sconce wiring and master wiring for surround sound system

. Kitchen

-New sink fixtures (June 2013)

-Eyeball light over breakfast table

-Garbage disposal

-Ducted vent and wiring to actually vent outside for stove and microwave fan hood

-Refrigerator and dishwasher in 2009 (upgrade) stay with house.

. Den

-Tore out old gas fireplace in corner of room and built new wood-burning stone fireplace with gas starter in more central location to better utilize space and balance the room

.Guest Bedroom

-Replaced carpet with wood flooring

. Guest Bath

-Knocked out wall

-Antique white oak lavatory

-European stag light fixtures , ceiling light and exhaust fan

-Cypress wood over drywall

-Slate floor

. Laundry Room

-Floor to ceiling oak cupboards (15 cupboards)

-Formica counter top on double cupboard creating laundry-folding surface

-Replaced tiled floor with new and larger tiles

. Hallway

-Knocked out wall at staircase entry to open up space

-Added oak steps and oak railings with wrought iron pickets at staircase entry

-Installed wood flooring on 2 landings and carpeted other steps

-Ceiling track lighting

-Oak and glass French doors to upper floor

. Master Bedroom Suite

-Created entry hall with 2 levels of lighting

. Master Bedroom

-Replaced carpet with wood flooring

- Two custom sash oversized windows
- Decorative crown molding and cove molding

.Master Closet

- Wooden pocket door
- New electrical receptacle
- Ceiling fan

. Master Bath

- Knocked out walls and removed fiberglass shower insert to create massive his and hers double shower and his and hers separate restrooms
- Premier granite (from India and containing garnets) on floor, double vanity counter top, floor and walls of shower and shower bench
- Shower includes his and hers chrome showerheads, chrome hand-held fixtures and racks and frameless glass door and frameless glass partition
- New cupboards and pulls
- Chrome adjustable European mirrors, vanity lights and sink hardware
- Floor to ceiling oak and glass French doors
- Custom decorative sash window
- 4 levels of lighting, 3 heat lamps and 4 exhaust fans

.Upstairs Air-conditioned attic eave

- Air-conditioned and drywall and insulation
- Plywood flooring
- Lighting
- Wired for multiple computers, WIFI and surround sound

. Upstairs un-air-conditioned attic eave

- Wiring and 2 new lights
- Plywood flooring
- New insulation

. Upstairs Bath

- Replaced linoleum flooring with porcelain tile

UPSTAIRS BUILDOUT AND IMPROVEMENT (From plywood floors, exposed studs and no walls):

- Knocked out outer wall of home and replaced with wall of cedar siding and Custom: 15 ft. arched window, 3 ft. oval window, 2 glass doors with dual lock system, 4 sash windows
- Built balcony, (new tile completed June 2013) and finished with wrought iron railings
- Bolstered structural, weight-bearing members
- Added light fixtures and surround sound speakers

.Upstairs Office

- Knocked out wood ceiling and wall of previous small bedroom
- Replaced carpet with wood flooring and drywalled new space
- Added 5 oak custom cabinetry built-in bookcases (not bins)
- Track lighting
- Additional HVAC duct
- Enclosed upper attic area and installed wood access door after installing new HVAC system

. Great Room

- Wood flooring
- Exposed cedar beams
- New wood-burning stone fireplace with gas starter
- 6 oak custom cabinetry built-in bookcases plus one cupboard
- 5 levels of lighting
- 2 ceiling fans
- 2 separate single closets

. Upstairs Bedroom with room for gym (could be made into 2 separate bedrooms)

- Wood flooring
- Dried in, added door and 2 ceiling fans

- Custom double sash 5 ft. arched window

- 5 levels of lighting

- French doors to air-conditioned eave

- 2 double closets

. Standing Crawl Space

- Encapsulated and insulated (including door)

- Air-conditioned to provide for dry storage space. 30-year warranty against mold and mildew

(29 years remaining on warranty)