



**ReeceNichols**

SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

## **1620 N Veranda – Improvements List**

### **Exterior & Landscaping:**

- Interior and exterior freshly painted.
- Rebuilt the front steps and redesigned the courtyard, including added flower bowls.
- Added additional trees to the property.
- Installed a custom, recently updated front door.

### **Interior Upgrades:**

- Recently updated electrical and lighting installed throughout the home.
- Recently updated flooring and carpet installed throughout.
- Recently updated granite countertops installed throughout.
- Recently installed blinds downstairs.
- Hunter Douglas automatic blinds installed upstairs.
- Enhanced Wi-Fi and surround sound systems.

### **Kitchen & Cabinetry:**

- Recently updated cabinets installed throughout the upstairs.
- Added a new bar upstairs.

### **Bathrooms & Plumbing:**

- Master bathroom remodeled with a steam shower, oversized shower, and dual showerheads.
- Recently updated faucets installed throughout.
- Recently installed shower doors throughout the home.
- Installed a steam system in the master bathroom.
- Added a whole-house water filter.
- Recently installed water softener.
- Installed two new hot water tanks.

### **Garage & Security:**

- HVAC system added to the north garage.
- Upgraded security and camera systems.

### **Recreation & Outdoor Features:**

- Recently installed pool filter.
- Heat/cooling tower added for the pool.
- The theater room remains intact but was not remodeled.
- Refinished and stained wood flooring in the kitchen area.