



Updates, Enhancements & Improvements

1308 Marlowe Avenue, Indianapolis IN 46202

Bathrooms - Updates & Improvements

\$4,500	Replace all toilets with Toto high rise one piece
\$8,000	Custom built walk in-shower in primary bath
\$3,000	Build first-floor whim bathroom in deco with Bradbury and Bradbury hand painted wallpaper, Vanity, niche with Hubbard Forge lighting
\$4,000	Replace shower/bath curtains in upstairs second bath and basement with glass by Northside Glass
\$1,200	Add towel storage in master bath by Northside glass
\$1,300	Wall to Wall & Counter To Ceiling vanities by Circle City Glass
\$22,000	

Closets Systems - Custom Updates & Improvements

\$1,300	Build in custom wood storage under basement stairs in closet.
\$2,800	Build in custom wood storage in storage closet on main level
\$2,800	Build in custom wood storage in upper-level hall closet and laundry room
\$10,000	Build in custom wood closets on upper-level bedrooms
\$16,900	

Flooring - Updates & Improvements

\$8,000	Replace pine stair treads and risers, with stained Oak, to lower level
\$8,000	Replace pine stair treads and risers with stained Oak to upper level
\$9,000	Replace upper-level carpet with hardwood flooring
\$1,500	Epoxy mechanical room floor
\$7,000	Recarpet basement
\$7,900	Brand new flooring on main floor
\$41,400	

Garage - Updates & Improvements

\$25,000	drywall, paint, add an upstairs storage area with decking, pull down ladder, and insulation to provide additional storage space
\$1,500	Belt Drive Garage Door Opener
\$3,000	Electrical outlets, and lights in Garage and Garage Attic
\$5,000	Diamond grind and epoxy garage floor
\$15,000	Add garage specific build out for yard equipment & bikes etc.
\$49,500	



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Kitchen - Updates, Enhancements, & Improvements

\$1,400	Replace kitchen sink faucet to commercial grade
\$1,000	Replace kitchen garbage disposal to higher grade quiet model
\$10,000	Replace all kitchen appliances to Kitchen Aid
\$3,000	Replace subway tile backsplash in Kitchen to full designer textured backsplash
\$15,400	

Landscape & Hardscaping - Updates, Enhancements, & Improvements

\$30,000	Front Yard Hardscape/Landscape by Encore Landscape
\$70,000	Back Yard Hardscape/Landscape (including firepit and grill) by Encore Landscape
\$2,000	Add Cedar Louvers on Front Porch
\$1,200	Add landing handrails outside by Reis Welding
\$8,000	Astroturf backyard
\$8,000	Stain/Repair Cedar Fence and add Fence for outside Mechanical and Storage
\$2,000	New custom mailbox, plus house numbers and doorbell
\$121,200	

Lighting - Updates, Enhancements, & Improvements

\$15,000	Upgrade all ceiling can lighting, add reinforced junctions boxes for Dining Room, & Restoration
	Hardware lighting over kitchen sink & entry way chandelier
\$15,000	

Painting - Updates, Enhancements, & Improvements

\$20,000	Repaint House and Garage from Periwinkle to Iron Ore
\$12,000	Repaint all interior from power blue to grey
\$2,000	Repaint basement to color complementary with new floor covering
\$34,000	

Mechanicals - Updates, Enhancements, & Improvements

\$8,000	Add tankless/on-demand electric hot water heater
\$2,500	Add commercial water powered sump pump to eliminate battery backup
\$10,500	

Other Interior - Updates, Enhancements, & Improvements

\$5,000	Custom safe by Johnson Safe in Zionsville, Indiana to fit available space in mechanical room.
\$2,200	Custom drapes and commercial wallpaper in master bedroom
\$7,200	