

# 33 Lamar Avenue

## SELLER ENHANCEMENTS

### Front Porch/Outdoors

- 2 retractable Home Depot pull-down shades near sitting area of the porch (\$1000)
- Rejuvenation Carson Wall Sconce lamp  
(<https://www.rejuvenation.com/products/carson-12-wall-sconce-011/?pkey=cwall-outdoor>)
- Wired for Level-2 fast EV charger (240V) - (\$1800)

### Living Room:

- Refinished/repainted fireplace in matte black and navy blue Benjamin Moore paint

### Kitchen:

- Rejuvenation brass kitchen cabinet hardware (\$600 value)
- Schoolhouse Electric Orion flush mount ceiling light -  
(<https://www.schoolhouse.com/products/orion?variant=39424008486956>)
- LG EasyClean Range (with built-in air fryer) - purchased in Oct. '21
- Bosch SuperSilence 42dba Dishwasher (3-racks) - purchased in Aug. '22
- Kohler matte black kitchen sink faucet with sprayer  
(<https://www.kohler.com/en/products/kitchen-faucets/shop-kitchen-faucets/crue-semi-professional-kitchen-sink-faucet-w-three-function-sprayhead-22973>)

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### Dining Room:

- Color Cord Company mid-century 4-arm chandelier with dimmer (\$300)
- Nest SmartHome smoke detector

### Downstairs Bedroom / Office:

- Modern Fan Co. Cirrus Fan with light & wall remote control  
(<https://modernfan.com/ceiling-fans/cirrus-dc-50/>)

### Upstairs Guest Bedroom:

- Schoolhouse Alabax flush mount ceiling light fixture -  
(<https://www.schoolhouse.com/products/alabax-large-surface-mount?variant=39633359470636>)

### Upstairs Primary Bedroom:

- Modern Fan Co. Stella ceiling fan with light & handheld remote  
(<https://modernfan.com/ceiling-fans/stella-52/>)

### Backyard/Patio

- Re-landscaped backyard in July '21 - with new drains, sod, planting, raised garden beds, stone patio & stone walkway from the driveway (\$14.2K)
- Composite decking installed for dining patio with grill on top of concrete slab (\$1200)
- Asheville Fence Aluminum Fence with two gates - for a completely fenced-in yard (\$3600)
- Dead tree removal (\$3500)