

Renovation Plan

- **Kitchen:**
 - Open up half the wall separating the kitchen and dining room.
 - Create a breakfast bar between the two rooms which turns into a peninsula.
 - Painting and reusing existing cabinets.
 - Either refurbish hardwood floors or installing laminate wood floors.
 - New appliances
 - Paint
 - Removing one of the rear entrance doors.
- **Dining Room:**
 - Remove carpet and refurbish existing hardwood floors.
 - Remove drop ceiling and install drywall.
 - Replace drywall and paint.
- **Lower Level Half Bath:**
 - Extend walls.
 - Add stand in shower.
 - Add sink.
 - Replace toilet.
 - Replace flooring
 - Paint.
- **Living Room:**
 - Remove wall separating dining room and living room. (if not load bearing)
 - Remove hallway wall. (if not load bearing)
 - Remove carpet and refurbish existing hardwood floors.
 - Remove drop ceiling and install drywall
 - Replace drywall and paint.
- **Stairs/Hallway:**
 - Redo drywall at the top of the stairs.
 - Paint.
 - Redo carpet on stairs.
- **Upper Bath:**
 - New vanity/mirror.
 - New tub with tile bath surround.
 - New toilet.
 - Vinyl flooring.
 - Paint.
- **Bedroom 3:**
 - Replace drywall.
 - Replace carpet.
 - Remodel closet.
 - Floor
 - Sheving
 - Paint.

Renovation Plan

- **Bedroom 2:**
 - Replace drywall.
 - Replace carpet.
 - Remodel closet.
 - Floor
 - Shelving
 - Paint.
- **Master Bedroom:**
 - Replace drywall.
 - Replace carpet.
 - Extend wall/doorway past the closet just outside of bedroom.
 - Paint.
 - Wood accent wall.
- **Exterior:**
 - Replace siding where rear door was.
 - Renovate rear staircase.
 - Lay stone for patio area. (budget permitting)
- **Garage:**
 - Install driveway.
 - Install garage.
 - Uninsulated.
 - Run electric.
 - 2 car stalls.