

## SANDRINGHAM ROAD, PIEDMONT

NEIGHBORHOOD	Piedmont
YEAR SOLD	2017/Q2
PROJECT TIMELINE	3 months
BEFORE IMPROVEMENTS	\$1,475,000 <i>(Based on 3-6 months of MLS data)</i>
IMPROVEMENTS BUDGET	\$185,000 <i>(Partnered with a general contractor)</i>
LIST PRICE	\$1,895,000
SOLD PRICE	\$2,000,000
VALUE INCREASE	<b>+\$525,000</b> <i>(+36% over before improvement value)</i>
DAYS ON MARKET	15 days
IMPROVEMENTS LIST	Kitchen updates Bathroom renovations Flooring & Decking Painting (Interior & Exterior) Lighting Landscaping



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