



Purpose

The Gracehaven house is approximately 4100 square feet and sits on 9.5 acres of land NW of Dublin. The house currently has 4 bedrooms and 2 1/2 baths and needs renovation to convert it into a 5 bedroom, 4 full baths facility.

Renovations

- Create additional bedroom by adding extra wall in large living area
- Remodel downstairs bar into full bath
- Remodel previous sauna into full bath
- Remodel kitchen by tearing out dining room wall
- Add sprinkler system as per state code
- Add video surveillance as required by standard of care and security



Planned Renovation and Cost

New sprinkler system.....	\$30,000
Fire alarm system.....	\$ 3,500
Video surveillance system.....	\$15,000
Bedroom/bathroom renovation	\$18,000
Kitchen renovation.....	\$ 7,000
New flooring and base throughout.....	\$15,000
Renovation of attached garage into exercise room	\$22,000
Total.....	\$110,500