THE MEDFORD REAL ESTATE TEAM

Changing the world one home at a time™

PROPERTY UPDATES

6 Rosemount Way, Tacoma WA 98406

- **Kitchen Remodel** Magenta Home Services (general contractor): new solid wood cabinets, premium quartz countertops, tile backsplash and paint throughout. New gas range, french door refrigerator, dishwasher, range hood and microwave. Refinished floors throughout kitchen, breakfast area and powder bathroom. Removed drop ceiling and fluorescent lighting in breakfast area, replacing with new drywall, light fixture and window treatments. Removed builder grade particleboard cabinets with a melamine finish, dated corian counters and old appliances. Sink, can lights, faucet, garbage disposal, kitchen hardware and kitchen window treatment all new. **$57,972** (May 2026)
- **Upstairs Bathroom Remodel** Magenta Home Services: Removed old tile, vanity, toilet and medicine cabinets. Installed new solid wood vanity with premium quartz countertops, new sinks, faucets, medicine cabinets, sconces and toilet. New marble floor tile and beadboard wainscoting. Original clawfoot tub refinished with custom color to coordinate with new plumbing fixtures. **$38,345** (June 2026)
- **Primary Ensuite Bathroom Remodel** Magenta Home Services: New Schluter system waterproof shower with neutral tile and custom white tile design. New shower alcove, custom frameless glass shower door with Hydroshield for easy cleaning, and new door handle. Pedestal sink, toilet, sconces, faucet and mirror all replaced. New marble floor tile. Restructured shower footprint to maximize space and improve flow. **$37,086** (March 2026)
- **Powder Bathroom Upgrade** Magenta Home Services: New drywall, sconces, mirror and paint. New premium quartz countertops, sink, faucet and toilet. Removed wood ceiling boards and fluorescent light. Repair broken window. **$5,984** (May 2026)

- **Interior Paint** Magenta Home Services: New interior paint throughout home, including trim, ceilings, walls. **$8,136** (July 2026)
- **New Exterior Lattice below all first floor decks and porches, Miscellaneous Repairs** Magenta Home Services: Replaced old and damaged lattice below all porches and decks, as they were all upgraded in 2024. Miscellaneous repairs and materials throughout home **$8,636** (October 2026)
- **New Gutters, New Garage Door, Siding Repairs and Fascia** Magenta Home Services: All new gutters, including roof drip edge, and new garage door installed. Began with pressure washing house, cleaning roof and gutters. Added roof anchors. Replaced damaged siding and fascia trim. Removed and replaced roof flashing above back porch and all dormers. **$19,935** (June - July 2024)
- **New Front Porch and Side Deck supports, flooring and railings** Magenta Home Services: Rebuilt front porch entirely, including steps, flooring and railings, due to wood rot issues. Tongue and groove flooring and railings matching what was previously there, in order to stay true to the character of the home. Rebuilt side deck due to structural issues and damage. New cedar decking, all new rails, custom post caps, new stairs. Decking stained. Repairs done to large upper balcony off of primary suite. Repairs were completed due to lack of proper waterproofing material. All new waterproof torchdown installed, new railings and custom post caps. New flower boxes on primary bedroom windows. Stair repair on back covered porch. **$29,602** (June - July 2024)
- **Custom Cedar Lattice Fence and Trellis** Magenta Home Services: After boundary survey, built custom fence with cedar lattice, and built and installed trellis atop certain parts of the fence, with the pieces custom made to complement the details on the home. Custom post caps to match the new custom post caps on the new deck and balcony railings. Painted fence to match the color used on the house trim and accents. **$22,834** (July 2024)
- **Exterior Painting** 4 Aces Restoration: Removed old peeling paint and painted entire exterior of home, including siding, trim, railings, decks, porches, under roof eaves, etc. **$23,795** (June - July 2024)
- **Property Boundary Survey** Camp Land Surveyors, **$1,800** (June 2024)

- **Refinish Second Floor Original Wood Floors** Tacoma Hardwood Floor Co: removed builder grade carpets throughout the entire second floor. Repaired, refinished and stained all wood floors. **$10,428** (August 2023)
- **New Samsung Washer and Dryer** Best Buy: Purchased and installed new washer and dryer. **$2,227** (August 2023)

Compiled by the homeowner in November 2026