



## Falmouth MA Project



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## **Client: Realtor with investor client**

**Summary:** A local Realtor had an investor who wanted to flip a property for profit but did not have any builders locally. The property had not been updated in over 40 years and most systems were not to code. The Realtor contacted Gryphon Group with a budget, and we sat down with the client and Realtor and came up with a plan to remodel and modernize the home, bring all systems up to code and maximize the sales price. In a tough market with volatile materials costs, rising interest rates and slowing demand, the home sold within 30 days and increased the sales price of the home by over \$300,000 had it been sold in "as is" condition.

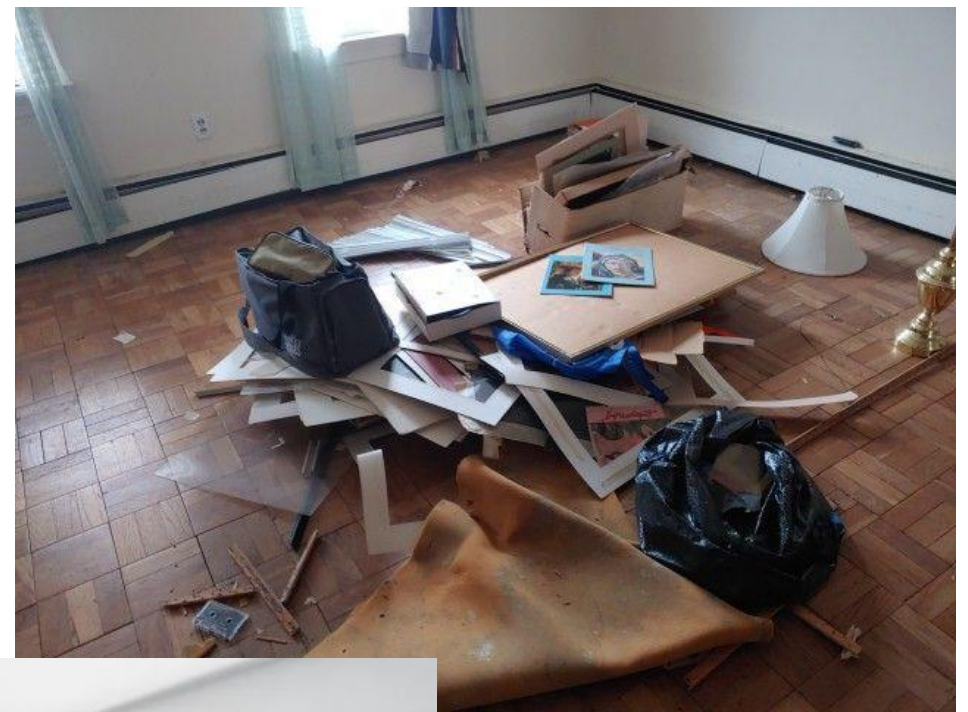
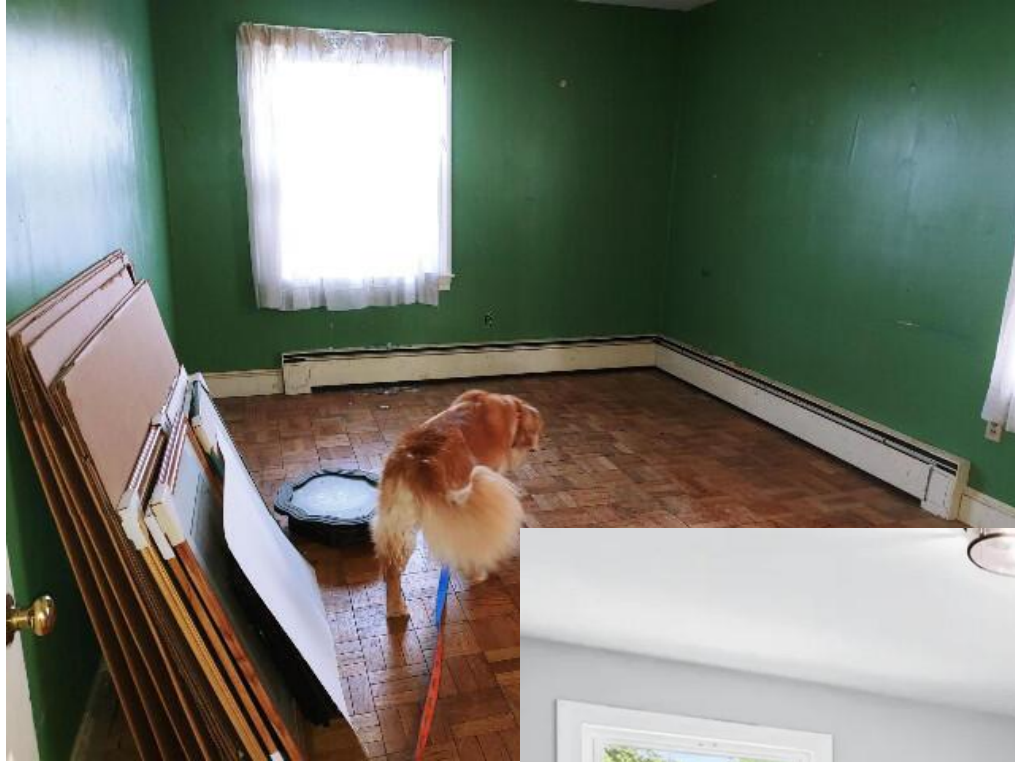
## **Scope:**

- Trash out (100+ yards)
- Mold treatment in basement
- Rotted sill replacement
- New roof home & garage
- New Siding, bleach clean
- All new windows and trim
- New Deck and stairs
- New Complete Kitchen Design
- New Bathrooms & Laundry
- Refinished hardwoods
- New Tile throughout
- New carpeting throughout
- Complete electrical upgrade
- New Boiler heating system
- New lighting throughout
- New interior painting
- Landscape package
- Replaced rotted garage wall

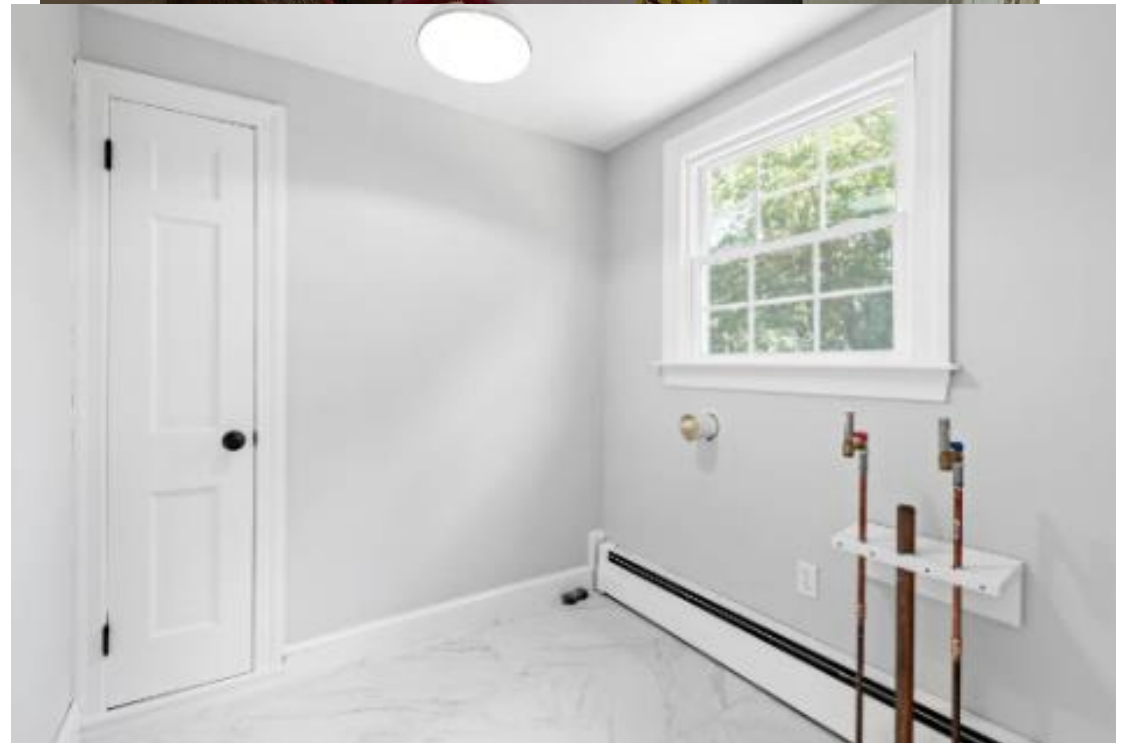
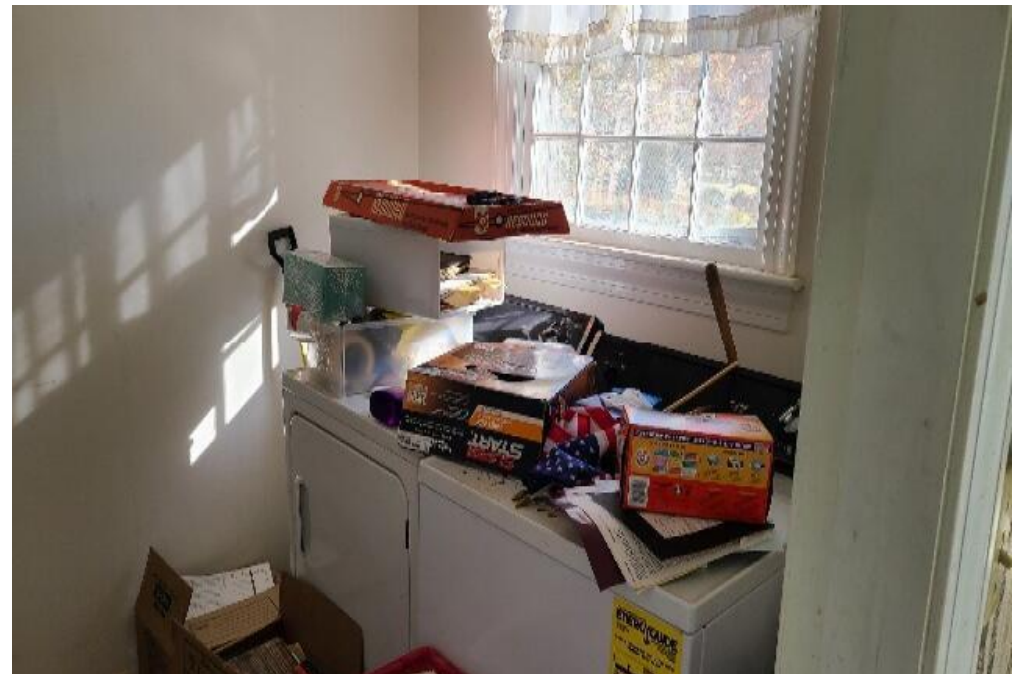
# New Kitchen



# 1<sup>st</sup> floor bedroom



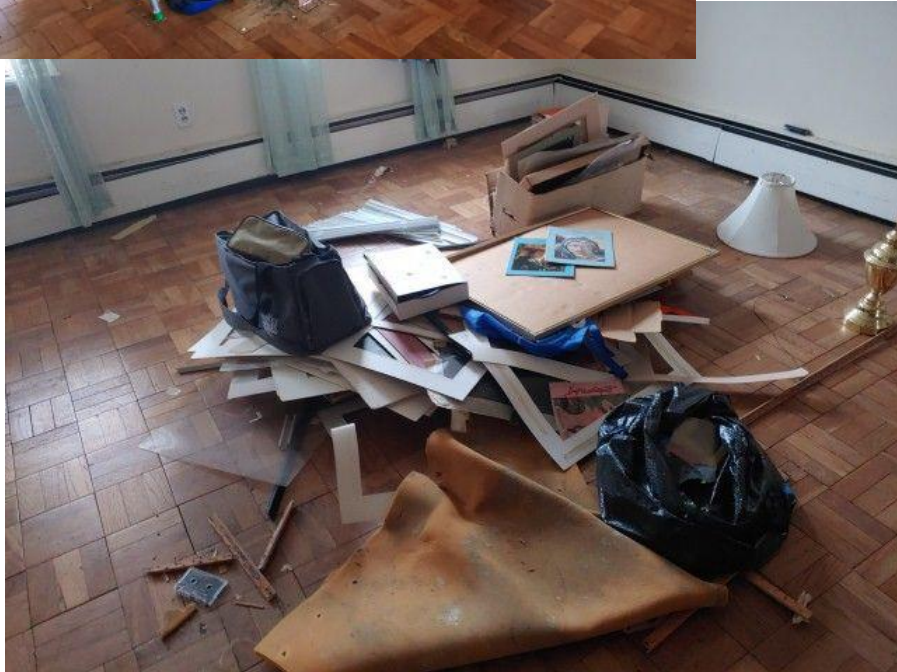
# 1<sup>st</sup> bathroom & laundry



# Livingroom



# Upstairs bedrooms before

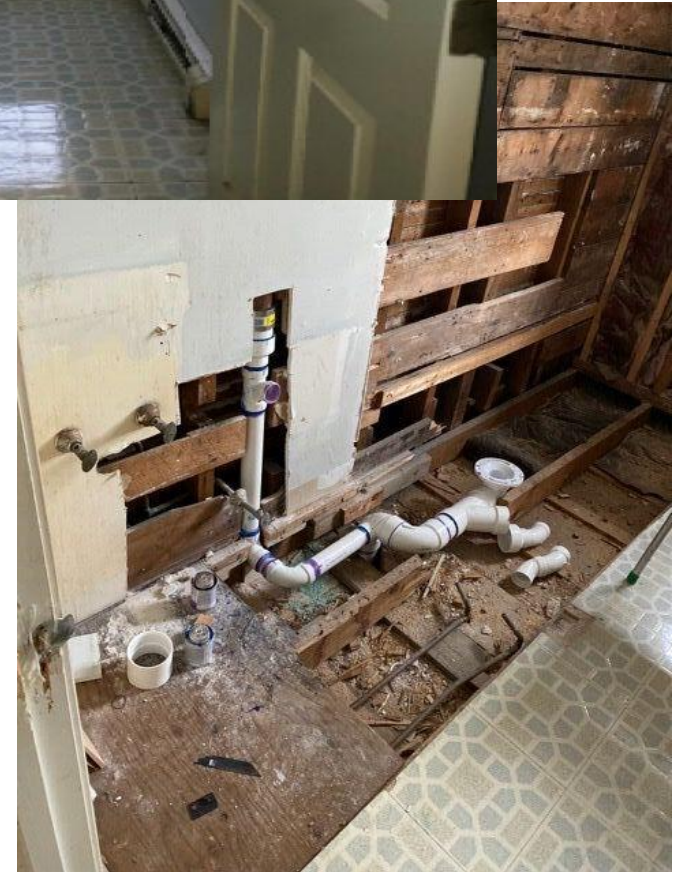


# Upstairs bedrooms after





# Upstairs Bathroom Before and After



# Repaired hidden rot under kitchen bay window



# Basement Before



# Basement After

