

# Renovation and Update Details since 2021: 41 Eagle Court

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## Exterior Upgrades

- **Landscaping:**
    - Stone, rock, stone wall, plants, dirt, mulch, grass
    - Drainage system routed to the street
  - **Two Large Rear Travertine Patios** (~400 sq ft)
  - **Added automatic sprinkler system** (2022)
  - **New Stucco Finish** – Front of Home
  - **Exterior Paint:**
    - Sherwin Williams – *Snowbound, Jogging Path, Elite Gray*
  - **Exterior Lighting:**
    - LED lighting installed in eaves
  - **Iron Front Door**
    - 36" with privacy glass
  - **New Vinyl Energy-Efficient Bronze Windows**
  - **Added gutters and covers** (2022)
  - **Ring Security Features:**
    - Ring Doorbell
    - Ring Floodlight Camera
  - **Schlage Keyless Entry**
  - **Garage Door Opener replaced** (2024)
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## Interior Finishes

- **Flooring:**
    - Porcelain Wood-Style Tile – Living, Dining, Kitchen, Master
    - New Carpet – Stairs & Bedrooms (Cloud Memory Foam Pad)
    - Nailed-down Hardwood Flooring in Flex Room (Silent Padding)
    - Porcelain Tile – All Bathrooms & Showers
  - **Paint, Trim, & Fixtures:**
    - Solid wood stained first stair step
    - New barn door – Upstairs bath
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## Kitchen

- **Cabinetry:**
  - Solid wood (no particle board), self-closing drawers & doors
- **Countertops:**
  - Level 5 Granite w/ Waterfall Island
  - Backsplash + accent behind range
- **Appliances (All Z-Line Stainless Steel):**
  - 36" Range and Hood
  - Dishwasher
  - Drawer Microwave
- **Sink & Fixtures:**
  - Square-style stainless steel sink
  - Black Kohler faucet (extendable neck)
  - American Standard garbage disposal
  - Black cabinet hardware (knobs/handles)

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 **Bathrooms**

- **Countertops:**
    - Level 6 Quartz (Leather Finish) – Powder, Master, Upstairs Bath
  - **Lighting:**
    - Artika LED lights – Master & Powder Baths
    - Maxim Lighting – Dining & Stairs (LED)
  - **Plumbing Fixtures (Kohler):**
    - Faucets (brass internals)
    - Toilets
    - Shower valves
  - **Additions/Upgrades:**
    - Powder Bath
    - Master Bath w/ 16' vaulted ceiling
    - His & Her Closets (Built-ins)
    - Secondary Sink + Cabinet – Upstairs Bath
    - Italian porcelain tile in Master Shower
    - Glass shower door added to upstairs bath (2022)
    - Hardee Backer Installation under all upstairs tile
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## **Mechanical & Systems**

- **Plumbing:**
    - Entire home replumbed with PEX piping
  - **HVAC:**
    - New furnace, condenser, ductwork, and vents
  - **Electrical:**
    - New breaker panel + breakers
    - All new outlets and switches (interior & exterior)
    - Wired smoke detectors on a dedicated circuit (code compliant)
    - LED lighting throughout
  - **Technology & Connectivity:**
    - Low-voltage distribution box (attic) with power
    - Cat 6 cabling to all bedrooms + Flex Room (Gigabit Ready)
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## **Additions & Extras**

**Flex Room Addition** above garage

**Added attic insulation/stairway insulator w/air seal, water heater blanket** (2022)

**Added insulation to garage wall attached to main bath**

**Custom patio cover with lighting & fan** (Oct 2023)

**Newly painted exterior** (Aug 2025)