



46 N AUTUMNWOOD WAY IMPROVEMENTS AND UPDATES

- ROOF - Atlas Signature Select, with warranty
- FLOOR - LVP flooring Dynamax Premier 9" width by 60" length with quarter round molding
- PAINTING/DOORS - Exterior paint and trim. New custom Knotty Alder French and barn doors for the primary. New custom mahogany front door with five lites of water glass and a smart deadbolt with digital, fingerprint, fab, app, and key entry. Honeywell plug-in, wireless door bell. Weatherstrip replaced on all exterior doors.
- COUNTERTOPS - Chateaux quartz countertops/backsplash for kitchen and fireplace. Designer sought Lusso Silestone quartz for both bathrooms. Fireplace remodeled with solid quartz wall and wood trim with a floating mantel handcrafted from natural pine wood with walnut stain.
- BATHROOMS - Moen and Delta faucets and shower/tub trim for bathrooms. LED bathroom mirrors with metal frames, dimmable lights, anti-fog and shatter proof tempered glass. Walnut natural wood wall acoustic panels in the primary bathroom and closet. Kelly Miller gold beveled wall mirror decor in primary closet. New efficiency primary bath window, replacing block glass. Guest bathroom custom built vanity to accommodate two sinks. New rectangular sinks in both bathrooms. Replaced toilet connector hoses and shut off toilet water.
- KITCHEN - Bosch 30" electric induction cooktop and 30" single electric true convection wall oven, both with 2 year warranty. Replaced inverter board, compressor and ice maker for the Thermador built-in refrigerator. Fridge full service system cleaning with nitrogen. New wine cooler. 30" undermount kitchen, gold stainless steel deep single bowl sink with Lefton pull out waterfall faucet with temperature display and new disposal.

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- **FIXTURES** - New hardware throughout. Enhanced interior and exterior light fixtures and ceiling fans. LED light bulbs throughout. Rocker switches replaced toggle switches.
- **UTILITY** - PVC composite faux stone tiled wall which is water and heat resistant. Replaced hot and cold shut off washing machine valves.
- **GARAGE** - Finished garage enhanced with a Genie wall mount garage door opener and new tracks which is extremely quiet and allows for more space.
- **LANDSCAPING** - Japanese blueberries, Japanese yew, drift roses, camellias, wintergreen boxwoods, liriopse and organic hardwood mulch. Front flower beds revised with new lining, border and bullock. Rain Bird ARC8 app based smart wifi irrigation sprinkler timer/controller, rebuilt valves, replaced all spray heads, replaced all spray heads, replaced back flow preventer valve, added shut off valve for above ground faucets. Work warranted for 2 years from January 2026.