

2421 Branard Street Remodel and Updates as of 2011 (Previous Owners):

Almost immediately after the purchase of the home in the Summer of 2011 the following items were done:

1. Tore out the carpet/tile and replaced them with wood floors.
2. Removed all popcorn ceilings.
3. Purchased and installed new refrigerator and new washer/dryer set.
4. Painted the entire inside of the home.
5. 1st floor bedroom was used as a media room. The equipment had been removed on the Sunday before the Monday appraisal, but the room remains hardwired for mounted speakers on each wall, a projector, screen and home theater system. This system is also hardwired to the outdoor speaker on the patio by the pool.
6. Installed new larger breaker box.

2012-2013:

7. Removed the wood exterior of the home (age unknown) and installed all new weather wrap and Hardi Plank siding on the front side (including entry way) of the home.
8. Installed all new gutters on the front side of the home. Included in Hardi Plank install cost.
9. Replastered pool and replaced decorative tile inset.
10. Updated kitchen with all new cabinet door fronts and hardware. Replaced countertops and installed new sink, faucet and garbage disposal. Installed new backsplash.
11. Installed completely new elevator system. When purchased the home the elevator was not functioning and the previous owners were using it as a storage closet. We removed all of the existing hardware (electrical and carriage) and installed a completely new system.

2014-2015:

12. Replaced the entire HVAC system on the 2nd and 3rd floor with new larger 5-ton system.

2017:

13. Removed wood exterior of the home (age unknown), removed spiral staircase that took up deck space. Replaced French doors and side windows on first floor going out to pool. Replaced middle French door on 2nd floor going out to back wood deck. Also removed existing French doors on each side of middle French door and converted doors to windows. In this process, the entire wall was opened up, sheetrock replaced, and entire dining room area was repainted. Exterior of home was wrapped in a new weather wrap and covered in new Hardi Plank siding.
14. Redid third floor balcony on back side of house. Removed existing slate balcony and replaced with new wood tile.
15. Redid master bathroom and closet. Changed entire footprint of bathroom. Was previously the exact same layout as the 2nd floor bedroom and bathroom. Removed wall, moved toilet across room, moved plumbing to change vanity location, and moved electrical. The bathroom and bedroom were taken down to the studs, new sheetrock was added, new wood floors were installed, and the entire room was painted. A new ceiling fan was installed and recessed lighting was added (no lighting previously except for in old fan). Installed custom metal shelving from the Elfa line. This includes all new shower, vanity, fixtures, toilet and mirrors.

16. Refaced fireplace with marble. Replaced countertops in wet bar and half bath with marble. Installed two new sinks and new toilet and new beverage refrigerator. Updated recessed lighting fixtures and re-painted entire space.

17. Repainted 3rd floor living room ceiling, walls and trim. Updated existing recessed lighting fixtures and installed new air grills on the wall.

18. Replaced pool coping with travertine and installed the privacy wall on top of brick wall by the pool. Previously there was no privacy wall but only see through lattice that was there when house was purchased in 2011.

19. Replaced dishwasher.

20. Installed new toilet in 2nd floor bathroom.

2018:

21. Repainted entry way, regouted tile and installed new thresholds in the entry way. Cost

22. Repainted front door, replaced base boards and sheetrock in garage. Repainted garage.

23. Installed complete new garage door opener.

Summer 2018. Current Owners

-Complete remodel of bedroom and bathroom located on 1st floor; installed luxury vinyl floor in bedroom, removed and replaced old clay tile floor in bathroom, replaced baseboards, retextured and painted walls, updated lighting in bedroom and bathroom, replaced bathroom fan, removed and replaced tile shower, new toilet, installed double vanity, flex piping installed in walls

-Raised microwave and repaired tile backsplash

-2nd floor rear deck; installed TREX decking,

- new spiral staircase installed

December 2020

Interior of home repainted

Custom front concrete planter.

Reglazed 2nd floor shower tiles and counter.

Sanded and painted terracotta tiles on 2nd floor bathroom, 3rd floor bathroom and bar area.

September 2021

Replaced the 3rd floor AC capacitor

March 2022

Replaced hot water heater

April 2022

Purchased new dryer

July 2022

Replaced kitchen faucet

Nov 2022

Replaced roof

January 2023

Add shower drain vent to 1st floor bathroom

October 2023

Replaced garage door

Purchased new washer

July 2024

Replaced glass cooktop

August 2024

Replaced Zeosand in pool filter

Weatherproofed 3rd floor rear deck and added turf

May 2025

Replaced pool pump motor

July 2025

Replaced ducts supplying kitchen, dining area and 3rd floor. Removed previous plenum box and transition. Install metal plenum box with new collars. Seal system.

October 2025

Service elevator, replace belts, replace beak for 3rd floor door lock

January 2026

Replace 2 large windows on 3rd floor living room.

Change 2nd floor bathroom counter, 3rd floor half bath counter, painting refresh.