

Improvements

Major House Renovation

(roughly \$150,000 May-Oct 2023)

Everything was updated except master bathroom. Details listed below.

Roof

- New Roof & gutters
- Gutter downspouts tied to French drains

New Fence

- New wood fences
- Added a second gate non-driveway side
- Added bin storage area to driveway side

Flooring

- New wood-like porcelain tile flooring throughout downstairs (except master bathroom).
- Designer tiled entry and laundry
- New wood flooring (oak) on stairs
- new wood flooring main area upstairs plus 1 bedroom (oak)
- New carpet in other three bedrooms upstairs
- New tile in all bathrooms except master
- New oversized baseboards throughout

HVACS

- Both replaced - 2024 & 2025
- New thermostats connected to Vivint alarm
- *Note: dual water heaters were replaced shortly before we purchased house

Paint

- exterior repainted throughout
- metal gate/fence around back and balcony resprayed black
- interior painted white throughout with high quality cleanable sherwin Williams
- Updated front door by painting the redwood black and replacing glass
- Added crown molding to living room spaces up and downstairs
- Replaced old registers
- Repainted pool/patio area with Cool decking

Electrical

- Recessed lights throughout
- Upgraded light fixtures and fans throughout
- All electrical light switches and outlets replaced.
- Added outlets

- Main circuit breaker panel rewired with updated circuits and some new breakers
- House surge protector installed
- HVAC surge protectors installed
- House Generator hookup added -added a portable generator that hooks up to the natural gas line next to it
- Added sconce lighting source to & fixtures to front entry

Window/treatments

- 1 window replaced in upstairs bedroom. (The rest are original)
- New shades installed in all windows across front and bedrooms/laundry
- New white plantation shutters in main living area in upstairs

Newly updated custom designer kitchen

- Opened up space by removing walls and removing the split staircase
- Custom wood cabinetry with hidden cabinet door to mud, laundry and garage
- natural stone luxury quartzite counters and backsplash (not same as quartz)
- Added bar and coffee, and small tea area
- oversized custom island with built-in cutting board, cabinetry, bookshelves, and seating accommodates 5 barstools
- new appliances - z-line gas oven/range, built in microwave/air-frier/oven appliance, bar fridge, new dishwasher
- hidden appliance cabinets with outlets
- other upgrades like brass hardware, added pot filler, pull out spring loaded-shelf for heavy mixer,
- Aesthetic lighting
- widened the walk through entries with archways into the dining area and living room

Living room

- Updated with newly built fireplace surround with accent tile and reclaimed wood mantel
- Built in oak wood shelves with bench area

Mudroom

- custom built cabinets and sitting bench
- Modern wood slat accent wall

Laundry

- New custom designed and built wood cabinets
- New oversized porcelain sink
- Soapstone counters
- *Next to laundry is a large 2nd shelved pantry

Stairs

- we widened and rebuilt the wood stairs and banisters

Master

- built in modern wood slat accent headboard/wall
- built in bedside tables

All Bathrooms (except master)

- New mirrors
 - New faucets
 - New hardware
 - retiled showers
 - new brass hardware
 - Resurfaced bathtubs upstairs
- (The bedroom bathroom counters and cabinets are original and were just repainted upstairs)

Plumbing

- Added Home Filtration system
- Added Water softener

Pool

- Converted original to an ultraviolet low chlorine system by Pool Man
- Refurbished pool filter system (by Pool Man)

Security

- Updated Vivint alarm system
- keyless entries
- new exterior cameras w/ exterior lighting
- Door locks, garage doors, cameras, fire alarm and thermostats are all connected through Vivint system and can be operated remotely through their app

Landscaping

- (Existing irrigation system)
- Landscaped the front
 - added new stone edging
 - Rocked sides of house and front perimeter
 - Pruned oak trees

Other

- New doorknob hardware throughout
- Built in a Dog area under stairs
- Replaced shelves upstairs with oak
- New exterior door to balcony
- replaced attic stairs in garage
- Closet added upstairs in an unused space near stairs with outlet
- (Stairs were removed that split off and went into kitchen. This provided extra space in the kitchen, a dog area and space for the new upstairs storage closet)

