

# Amenities & Features

2006 N Memorial Way

## First Floor – 2017 Updates

- Upgraded red oak hardwood floors
- Custom closet installation
- Renovated bathroom including:
  - New shower
  - Updated tile
  - New lighting
  - Bidet

## Second Floor – Kitchen & Living Updates

- Fully custom kitchen renovation
  - Freestanding island
  - Walnut shelving with library ladder
  - Brass railing accents
  - Exotic granite backsplash
  - Under-cabinet lighting
  - Additional lighting around island
  - Brass gallery fixtures above sink
- Added wine and coffee bar area
  - Glassware cabinets
  - Liquor drawers
  - Wine refrigerator
- Paneled GE Monogram appliances
- Doggie door
- Hardwood floors refinished (2023)

All improvements and updates listed herein are provided by the Seller. Broker makes no representations or warranties as to accuracy. Buyer is responsible for independently verifying all information.

## **Third Floor – Primary Suite & Bath Updates**

- Sputnik-style light fixture
- Solid cedar beams added to primary bedroom
- Brick accent wall added to primary bedroom
- Guest bathroom retiled with new glass doors
- Primary bathroom retiled

## **Additional Improvements & Upgrades**

### **Major Systems**

- New HVAC systems (2017)
  - HEPA filtration added to both units
  - UV light added to both units
- Pan and float switch added to tankless hot water heater

### **Interior Improvements**

- Interior painted (2023)
- Custom blinds throughout (windows and doors)
- Hardware upgraded to Emtek (hinges, handles, plates, etc.)
- Half bath and entry lighting updated (2020)
- All lighting converted to LED 5000K recessed retrofits (2019)

### **Security & Technology**

- Six-camera security system
  - 4 exterior cameras
  - 1 interior camera
  - Hardware equipment

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## **Garage Features**

- Garage door installed (approx. 2015)
- Custom garage organization system (2014)
  - Built-in bench
  - Storage drawers
  - Organizer system

## **Exterior Enhancements**

- Exterior painted (2025)
- Spiral staircase addition
- Terrace addition
- Turf installation

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