

VALENTINA LARES

Features & Updates – 1726 Ashbury Park Drive

GENERAL	
Framing & Structural Change	(2019) major renovations, took wall downs to have open floor concept in first floor. Placed glass doors in Living room and master bed room to have direct access to the yard and new cover patio. Built large covered patio with outdoor kitchen.
Interior Paint	(2025): New interior paint
Doors & Trim	(2019): New interior doors, trim, and window casings.
Windows	(2025): New low-profile, double-pane, argon-filled, tinted highperformance windows.
Flooring (hardwood, tile, carpet, LVP, etc.)	(2025): New engineered grey throughout second floor; grey wood like tile in first floor, in laundry, closets of first floor, Tiles in baths.
Lighting Fixtures	(2020): New pendants, under-cabinet, recessed; ceiling fans, chandelier
Smart Home Systems (security, thermostats, AV wiring)	(2020): Programmable thermostat; Ring security system and CCTV system covering the outside of the house.

MECHANICAL / ELECTRICAL / PLUMBING	
Plumbing (Supply lines, drain lines, water heater/tankless, fixtures, hose bibs, etc.)	(2025): new water heater. Water Filtration system.
HVAC / Mechanical (Ductwork, new AC/Heating, thermostat, ventilation / bath fans, range hood, etc.)	(2020): Two (2) Carrier 5-ton air conditioning systems.

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KITCHEN	
Layout changes (walls, island, open concept)	(2025): Open plan; centered island; pantry; seamless to dining, bar.
Cabinets (custom, semi-custom, refinish)	(2019): Custom soft-close with cabinets throughout the kitchen, bar and pantry.
Countertops (quartz, granite, butcher block)	(2019): Vicostone Covelani stain-resistant quartz. (Exotic collection)
Backsplash	(2019): Daltile Sublimity honed marble
Sink & Faucet	(2019): New sinks & faucets for Kitchen, Outdoor Kitchen, Laundry room.
Appliances (fridge, oven, cooktop, dishwasher, microwave, hood)	(2019): GE Monogram Fridge, cooking range, dishwasher, oven, microwave-Oven, heating tray, Ventahood Hood, Hoshizaky Ice Maker, U-Line wine fridge.
Lighting (pendants, under-cabinet, recessed)	(2019): Pendants, under-cabinet, recessed.
Flooring	(2019): Ceramic 25-yr structural warranty.
Bar Area and Kitchen:	Double area wine fridge in Bar; Hoshizaki Ice Maker in Kitchen island.

BATHROOMS	
Layout changes (move walls, enlarge shower/tub)	(2019): Double vanities in master bathroom, new shower area with glass doors. Enlarged the bathroom area.
Vanity & Sinks	(2019): New vanities & sinks.
Tub/showers (tile, glass, enclosure)	(2019): Rainfall shower main bathroom; New tubs in upstairs bathroom. New Tiles, vanity, toilets in all bathrooms.

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Toilet	(2019): All new.
Fixtures (faucets, shower heads, etc.)	(2019): New faucets & showerheads.
Mirrors & Lighting	(2019): New doors and custom mirrors.
Tile & Flooring	(2019): porcelain/ceramic.
Exhaust Fan	(2019): All new.

BEDROOMS / LIVING AREAS	
Closets (shelving, doors, lighting)	Custom made walking closet for master bedroom
Flooring	Engineered Flooring upstairs, Ceramic downstairs
Paint & Trim	(2025): New Sherwin Williams paint.

EXTERIORS / LIVING AREAS	
Roofing (shingles, flat, metal)	(2020): New roofing in the hole house.
Siding / Exterior Paint	(2019): painted.
Windows & Doors	(2025): Full replacement—spec as above (re-stated).
Gutters & Drainage	(2019): Installed.

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Landscaping	Front Landscaping 2025
Fence / Gates	(2021): new wood fence.
Outdoor Living (deck, patio, pergola, outdoor kitchen)	New Covered Patio and Outdoor Kitchen area (almost 900 SQF), Pool and Jacuzzi, outdoor TV, Fans.
Countertops (quartz, granite, butcher block)	Concrete top for outdoor kitchen
Garage (doors, epoxy floor, storage)	2019 Garage Interlocking Flooring

BACKYARD AND MORE	
Pool and Jacuzzi	It counts with gas heater for the pool and jacuzzi, storage bins for Pool Items (2).
Reverse Osmosis system for water	Installed in the garage for kitchen Fausset for potable water
Outdoor Kitchen	Big Kamado Joe Grill, Power Burner (60K BTU), Napoleon Gas Grill (4 burners), Forno de Venezia Wood Oven, Large Cooler in counter, outdoor kitchen mini fridge (Capacity of over 200 cans), water filtration system for outdoor kitchen, Cabinets for storage and dual trash can cabinet.
Additional Fridges in Garage	Additional Fridge and Freezer in Garage (2)
Storage and cabinet system in Garage with worktable and mobile units.	