

824 W Melwood Updates

Per Current Seller

2025

- Installed new refrigerator/freezer

2021

- Regraded crawl space to improve drainage and prevent standing water
- Added protective mesh crawl space perimeter to prevent animals
- HVAC improvements:
 - Installed new carrier box coil
 - Added transition duct between coil and furnace
 - Installed delay timer to optimized high-speed operation

2020

- Installed new roof on both the home and garage
- Added attic installation
- Installed custom window coverings in the dining room
- Replaced back fence

2019

Flooring

- Refinished all hardwood floors to white oak
- Replaced kitchen floor tile, primary bedroom carpet, and dining room mismatched hardwood with new matching white oak hardwood

Kitchen

- Installed quartz countertops
- Updated cabinetry with custom-built shaker-style frame and doors
- Added cabinet and pantry pull-outs and soft-close hardware
- Installed new stainless sink and modern faucet

Interior Finishes

- Resurfaced all drywall to consistent texture throughout
- Full interior repaint:
 - Walls: Dorian Gray
 - Trim & Cabinets: Alabaster
 - Ceiling: Bright white
 - Fireplace Interior: High-heat black

Lighting: Installed additional dimmable can lights throughout

Exterior / Drainage:

- Installed gutters and downspouts along both sides of home
- Added french drains along both sides and the backyard, connecting to street drains

Plumbing: Replaced sections of cast iron plumbing serving the kitchen and hall bath, including tie-ins to the main sewer line

Electrical:

- Removed remaining knob and tube wiring in attic and walls
- Corrected attic junction boxes and cleaned up existing Romex wiring
- Replaced/updated outlets, plugs, and GFCI's

Per Previous seller

2018

- Installed GE Gas range

2017

- Built out garage flex room
- Added professional landscaping
- Restored original wood siding (previously hidden beneath 1980's addition)

2016

- Restored original windows
- Installed custom window screens
- Added new high efficiency HVAC including ductwork, UV light to manage mold, and thermostat
- Installed custom laundry room cabinetry

2015 - **Primary Bathroom Renovation (Full Gut)**

- High-end master bathroom renovation (down to the studs)
- Waterworks sink and shower faucets
- Handgrohe tub filler
- Antique bathtub (locally restored/refinished and painted)
- High-end wall tiles with trim and chair rail molding
- Marble (Bianco) tile in the shower
- Pottery Barn double console sink
- Restoration Hardware tower bars
- Kohler medicine cabinets

2013

- Restored/Converted gas fireplace
- Installed built-in vent hood and microwave
- Replaced garage door
- Recessed dimmable lighting installed in living room