

Updates, Upgrades, and Finishes

17007 Windrow Dr.

Wood Floors, Downstairs

Engineered oak hardwood throughout downstairs. Custom hand-scraped finish. Crew traveled from out of state specifically to hand-scrape and finish these floors. Finished with commercial-grade HD Traffic coating, an ultra-durable, high-traffic professional finish rarely used in residential applications. It is virtually maintenance-free. It never requires product cleaning, only a lightly damp cloth and vacuum.

For protection of floors, the Seller has always used felt furniture feet and non-slip rug underlayments.

High end installation techniques include seamless transition floors, raising the tile to meet the height of the wood floor so that there are no gaps, bumps, or transition strips.

Kitchen Floors

Authentic imported natural travertine stone, 18" tile. Hand-scraped basketweave pattern with thin-line grout joints, a hallmark of high-end custom installation. Seamless transition all tile leveled to wood floor elevation, creating a continuous uninterrupted flow throughout the entire downstairs with no transition strips anywhere.

New toe kicks throughout kitchen.

Powder Room & Landing Tile

Encaustic patterned tile installed at stair landing and powder/half bath. A classic artisan tile style associated with luxury and custom design.

Primary Bathroom

Enlarged shower with raised ceiling. Hexagonal green quartz tile surround and floor. Dual adjustable-height shower heads. Completely restored stained glass window with green quartz eyebrow inlay. Furdrown removed over sink for an open, airy feel. New textured granite slab countertops with bottom-mounted sinks. Art deco fixtures throughout.

Secondary Bathrooms

New textured granite countertops in upstairs guest bath. Speckled polished granite in Jack & Jill bath and powder bath. Updated plumbing fixtures on sinks, and updated cabinet and drawer pulls. Grout in showers has been fully removed, re-installed, and sealed.

Wood Floors Upstairs & Staircase

Engineered cherry hardwood on staircase and upstairs. Same custom hand-scraped, commercial-grade HD Traffic finish. Cherry retains substantial wear layer for future refinishing if ever desired.

Carpet

All upstairs bedrooms — new carpet installed July 2025. Our children have moved out of the house, so there has been very little activity/traffic in the upstairs bedrooms since the carpet has been installed.

Exterior Paint

The exterior of the home has been professionally repainted within the last year. At this time all needed siding repairs and maintenance were performed.

Exterior Paint Colors:

- Main exterior: Tin Lizzie SW 9163 (Expert Pick)
- Exterior trim: Roycroft Pewter SW 2848 (Historic Color)
- Garage door & black gate: Black Magic SW 6991 (exterior satin)

Interior Paint

The interior of the home has been repainted as we have been preparing the home for the market.

Interior Paint Colors:

- Master bedroom: Sea Salt SW 6204 (Expert Pick)
- Master bath lower cabinets: Shade-Grown SW 6188
- Downstairs powder/half bath: Comfort Gray SW 6205

- Upstairs bedroom #1 (right of stairs): Chatroom SW 6171
- Upstairs bedroom #2 (middle): Techno Gray SW 6170
- Upstairs full guest bath: Soft Sage SW 9647 (Designer Collection, Expert Pick)

Plantation Shutters

Custom wood plantation shutters on windows and back doors throughout.

Pergola

New pergola installed in April 2026. The pergola has screen or curtain options, which is great for keeping bugs out and creating different shade angles at all times of the day.

Landscaping Front Yard

Viridis Japanese Maple (large green). Velvet Viking Japanese Maple. Tumbled purple granite landscape rock. Custom landscape lighting. Mature Oak Tree with expansive canopy.

Landscaping Back Yard

Mature Mule Palm (12+ years established). Privacy wall of Hanna Ray Bottlebrush trees that bloom all summer. Crimson Queen Japanese Maple. Orangeola Japanese Maple. Persimmon fruit tree. New drainage system installed along back fence, by basketball goal, and at back patio corner. Tumbled purple granite landscape rock. Custom landscape lighting.

Extra storage shed on side of garage that is spacious. We installed a Moist Stop underlayment under the pebbles that helps with drainage and also to keep weeds and organic growth from coming up through the pebbles.

Pool & Spa

The chlorine pool and spa are heated. We have had regular pool maintenance with Revival Pools. We just replaced the coping joint, so it is very clean and fresh. The multi-tiered pool deck is great for entertaining, and there are so many different areas to put patio furniture, loungers, and grills. The pool is large and is great for pool parties, volleyball games, or just catching some relaxing time during the summer.