

Extensive Renovation & Upgrade Highlights for 76 Woodhaven Wood Drive

Structure & Major Systems

- Concrete slab foundation
- Brick exterior with new Hardie® siding and cedar accents
- Public water and sewer
- New 2026 4-ton HVAC system with all new ductwork
- New 2026 electrical panel
- Entire home replumbed with new PEX water lines and fittings
- Roof jack replacement
- Relocated and raised garage water heater
- Programmable sprinkler system
- Fresh interior and exterior paint (Sherwin-Williams Alabaster)

Whole-Home Improvements

- New luxury vinyl plank flooring throughout
- New ceramic tile in bathrooms and laundry room
- Energy-efficient double-pane vinyl windows
- Dimmable LED recessed lighting
- Flush-mount ceiling fans
- Stainless steel closet rods
- Custom maple cabinetry throughout
- Quartz countertops in the kitchen, pantry, bathrooms, and laundry room
- Premium brushed nickel hardware and plumbing fixtures

Living Room

- Open-concept design with vaulted ceilings
- Three skylights providing abundant natural light
- Cedar-wrapped beams and fireplace mantel
- Brick gas-log fireplace
- Custom maple built-ins with open shelving
- Large windows overlooking the landscaped backyard

Designer Kitchen

- Raised 10-foot ceiling with cedar beams
- Custom floor-to-ceiling maple cabinetry
- Quartz countertops
- Large center island with beverage refrigerator and microwave
- Designer pendant lighting
- Walk-in pantry with adjustable shelving and Quartz prep counter
- Coffee bar with under-cabinet lighting
- Premium appliance package including:
 - 36" five-burner gas cooktop
 - Eight-function convection oven
 - Bosch dishwasher
 - LG full-size refrigerator
 - 42" stainless steel sink

Walk-In Pantry

- Adjustable shelving
- Quartz countertop for grocery prep
- Hot and cold water connections for future coffee bar or wet bar

Study / Optional 4th Bedroom

- Custom paneled office
- Built-in cabinetry
- Floor-to-ceiling windows overlooking the backyard

Primary Suite

- Spacious 15' x 10' layout
- Ceiling fan
- Recessed lighting
- Floor-to-ceiling backyard windows
- Custom walk-in closet with built-in storage

Spa-Inspired Bath

- Pocket-door entry
- Double vanity with custom maple tower storage
- Hidden electrical outlet inside vanity drawer
- Oversized walk-in shower
- Frameless ShowerGuard-treated glass

- Built-in bench and storage niches
- Delta plumbing fixtures
- Private water closet with new one-piece toilet
- Additional overhead storage

Secondary Bedrooms

- Two spacious 12' x 10' bedrooms
- Floor-to-ceiling windows
- Ceiling fans
- Updated closets with new shelving, rods, and doors

Guest Bathroom

- Custom double vanity
- Individual mirrors
- Updated lighting
- Delta fixtures
- Tub/shower with custom half-glass enclosure
- Built-in storage niche
- ShowerGuard-treated glass
- New one-piece toilet
- Additional overhead storage

Laundry Room

- Pocket-door entry
- New LG stackable washer and dryer
- Quartz folding counter
- Hidden hanging rack
- Built-in storage cabinet with charging outlet
- Bench seating
- Space for laundry baskets and storage

Garage

- Spacious two-car garage
- Extra height for trucks and SUVs
- Attic access
- Exterior service door
- Concrete paver landing
- Convenient access to front and rear gates

Exterior Features

Front

- New Hardie® siding with custom cedar accents
- Expanded two-car driveway with protective curbs
- 60-inch walkway leading to the covered front patio
- Custom double cedar front doors with designer hardware and keypad entry
- Beautifully restored vintage front door
- Professionally designed landscaping with Oklahoma Chop stone borders
- Automated sprinkler system
- New sod and landscaping
- Cedar side gates with rot-board protection
- Pressure-washed hard surfaces
- Proactive tree trimming over the roofline

Backyard

- Private, tree-lined backyard
- New 8-foot cedar privacy fence with rot board
- Black Star gravel walkway
- Seasonal landscaping
- Split-level cedar patio with tongue-and-groove ceiling
- Outdoor kitchen-ready with electrical, LP gas, and hot/cold water connections

