

## **Welcome to 6011 Effingham Drive!**

We are very proud of the quality and comprehensive detail of restoration work performed May-December 2018 by our general contractor and his team. Key features and upgrades include:

- Complete interior and exterior paint throughout
- Complete renovation of master bathroom, including new floor and tile surround
- Complete kitchen renovation, including beautiful high-grade quartz counters, designer tile backsplash, new undermount sink and disposal, removal of kitchen cabinets above the counters to create an open spaciousness, new Ikea glass front cabinet for additional storage
- New interior French doors at sunroom, replacing sliding doors
- Complete renovation of rear sunroom, including new exterior doors, insulated walls and ceiling, and new luxury vinyl plank flooring – beautiful yet durable
- New HVAC 14 SEER 3-Ton condenser and coil, plus a new duct to the sunroom so that this room is now effectively part of the home's living space, with central A/C
- New garage door with remote control electric opener
- New mid-century mahogany front door with round windows
- Gorgeous original hardwood floors
- All new hardware for doors, cabinets, sinks
- New, upgraded lighting in living, kitchen, hall, bedrooms, including modern chandelier
- Staged furniture available for purchase upon request!