

## **Renovation and upgrades for 13714 Neils Branch Dr.\*:**

- 1. New Flooring throughout the house:** travertine and high quality oak hardwood floors (hand carved in office, dining room and master bedroom) **2012**
- 2. Kitchen:** reconfigured kitchen area, took down the wall towards living room, installed steel beam for support, custom built all cabinetry, custom built an oversized kitchen island with extra storage, dishwasher and sink, installed marble top on kitchen island and granite countertops in the rest of the kitchen and living room, travertine backsplash, installed a pot filler above the gas range and high capacity range hood, installed all new high end built in stainless steel appliances (**Kitchen Aid**) **2012** (new Dishwasher **2015**)
- 3. Breakfast area:** all new flooring, installed new three panel glass window, custom built a bench with storage around the wall, added coffee nook with copper sink and **Culligan's water filtration system**, and granite counter tops, added opening to connect coffee nook and breakfast room **2012**
- 4. Wine grotto:** built wine grotto under main staircase with dual temperature wine refrigerator, custom made wine storage cabinetry, install Austin stone accent wall and custom made cast iron door, added an opening on stone wall for ventilation and to match coffee nook. **2012** (wine fridge **2014**)
- 5. Staircase and front door:** changed single to double front door with custom made cast iron to match all new cast iron stair case banisters, installed hardwood floor steps on the stairs with travertine accents. **2012 Front door re-stained in 2019**
- 6. Paint:** used all new hypoallergenic paint throughout the house and oil base for all crown molding and floor baseboards, used Venetian plaster for powder room. **2012 (Repainted all walls and baseboards throughout the house, some cabinets and the two benches in March 2019)**
- 7. Fire place and living room:** removed all wood paneling and removed adjacent wall to kitchen to open up the space, custom built build-ins for the home office ("mofice" ) with cabinet doors for storage, cable and internet access, cabinet lights and granite countertops, rebuilt fireplace to match the rest of the house with marble, natural wood and Austin stone, pre-wire for cable and internet above fire place, install all new flooring and new windows, and add two oak beams on ceiling. **2012**
- 8. Powder room:** custom built new vanity and sink, install new toilet and update plumbing, all new wall design and flooring. **2012**
- 9. Master bedroom and bathroom:** All new flooring in both bathroom and bedroom, all new paint, re-designed the fireplace to match marble from kitchen, reconfigured master bathroom, rebuilt shower to make it larger, installed a custom made frameless glass door on shower, all new travertine tile with glass tile accents and marble countertops, installed pocket door to toilet closet, custom built vanities and installed a soaking bath with jets and LED lights. **2012**
- 10. Master closets:** Installed **California Closets** in His and Her's master closets with built in ironing board and laundry hampers as well as accent lighting. **2015**  
\$30,000

- 11. Hardware, faucets and light fixtures:** Replaced and added all new light fixtures and hardware such as door knobs and curtain rods throughout the house, and installed all new faucets and shower fixtures in all bathrooms. **2012**
- 12. Formal Office:** Re-stained library and custom built cabinets to match library, installed new glass door and all new flooring and lighting. **2012**
- 13. Stone accents:** Installed Austin natural stone in wet bar upstairs, coffee nook, wine grotto, fireplace and outside the house: entryway, outdoor kitchen and window above garage. **2012**
- 14. Garage:** Built a three-car garage under the porte-cochere, installed a new wood double garage door\*. **2012 \*(door re-stained 2019)**
- 15. Utility/laundry/mud room:** Converted the old laundry room into an outdoor kitchen and installed gas grill, range hood, outdoor refrigerator, and sink, opened up the ceiling to a vaulted ceiling with wood panels and installed accent stone on the walls, pre-wired for a TV and cable. Built a NEW laundry/mud room off kitchen and garage with custom-made bench and coat rack, and custom made storage cabinets with sink and second refrigerator. All work done in **2012, Refrigerators 2016**
- 16. All secondary bedrooms upstairs:** all new paint, flooring and all new lighting, added rope lights in kids' bedrooms. **2012**
- 17. Balcony:** Added the balcony off of the game room with a view of the lake **2012**
- 18. Game room and wet bar:** all new paint, flooring, lights and windows, renovate the wet bar with natural stone and travertine countertop and new **wine refrigerator\* (\*2016 \$700)**, add a custom made barn door to cover the shelves **2016**
- 19. Bathrooms on 2<sup>nd</sup> floor:** All new vanity sinks, installed natural stone tile with glass tile accents, all new bathtubs, toilets, hardware, lights and bathroom fixtures, added a separate bathroom to separate the Hollywood bathroom already in place and allow for a access to the extra room later converted into a 5<sup>th</sup> bedroom/media room. **2012**
- 20. Media room:** converted an unfinished storage space to a secondary bedroom/media room, installed drywall, flooring, insulation, AC/Heating, built storage bench and closets, allowed access to a secondary bathroom and installed surround sound, projector and all equipment needed for a home theater. **2012 (updated media equipment in 2019)**
- 21. Pool and decking:** Built top of the line salt water swimming pool and spa with heater, in-floor cleaners, LED lighting and special plaster, mosaic turtle and water features, added a travertine decking and a fire pit\* to match mosaic on spa. **2012 and 2014\***
- 22. Outside half bathroom:** Renovated, installed new sink, toilet, bathroom fixtures, and new flooring and paint. **2014**
- 23. Playhouse in courtyard: Added 2013**
- 24. Roof: New roof installed in 2013**
- 25. AC units: upgraded 2014, 2015 and 2017**
- 26. Water Heaters: upgraded 2015**

**\* All renovations and upgrades have been done by licensed and insured contractors in compliance with city and housing association codes.**

