

MLS 41750483

Updates made to unit 3403 – 2001 Holcombe Blvd

Extensive remodel with High end Upgrades

General -

- As the ceiling is concrete in this building, installed 4-inch false ceiling in the living and dining area to accommodate installation of recessed LED lighting, ceiling fan with light fixture as well as chandelier in the dining area
- Removed existing bathroom tile including wall tiles in both bathrooms and replaced with large new 12"x24" tiles
- Overhead beams installed in both bedrooms for installation of ceiling fans with light fixtures
- Replaced existing Hot Water Heater with Tankless Water Heater
- Water shut off valves provided for this unit - this permits the next buyers to undertake any plumbing work in future without the requirement to shut down the water supply for the whole building and thereby incur additional charges from the building management as well as inconvenience to other residents in the building
- Removed existing carpet and wood flooring and replaced with Sturdy bamboo flooring in living, dining, foyer, kitchen and bedrooms with Premium Grade Underlayment to minimize noise
- Replaced faucets, light fixtures, light switches etc. throughout
- GFCI plugs installed in locations as required by code
- Whole unit painted
- Balcony tiled with open square wood tiles for drainage
- Two assigned parking spaces and one storage included

Kitchen –

- Removed existing wall between the Kitchen and Dining Room to create open look - completely remodeled with island cooking, breakfast bar and open to the Living & Dining
- Stainless Steel Bosch appliances - built-in 30-inch convection oven, built-in convection microwave oven, dishwasher, cooktop in the island Contemporary Euro design 30-inch glass island range hood vent
- Large Stainless-Steel Apron kitchen sink with touch less faucet, Instant hot water dispenser & soap dispenser
- Built-in Frost-free wine cooler
- Custom kitchen cabinets, drawers with soft close, satin nickel handles and dimmable under counter lighting. Also has kitchen pantry with slide out drawers
- Quartz kitchen counters with tile back splash
- Added recessed lighting

Master Bedroom and Bath –

- Reconfigured Master Bath to replace existing tub with large shower, seat, river stone tile flooring, new Spa like shower panel, custom frameless sliding shower door & frame
 - Removed existing bathroom tile including wall tiles in bathroom and replaced with large new 12"x24" tiles
 - Quartz vanity with new undermount sink, faucets and ample cabinets
 - Custom Closet installed to maximize the space
 - Installed Overhead beam for installation of ceiling fan with light fixture
- Note - Master has provision on one wall for installation of wall mount TV in future

Guest Bedroom and Bath –

- Removed existing bathroom tile including wall tiles and replaced with large new 12"x24" tiles
- Quartz vanity with new vessel sink, faucets & shower fixtures. Retained tub in guest bathroom
- Installed Overhead beam for installation of ceiling fan with light fixture

Items included at no cost in this sale:

New Stainless Steel LG French door Refrigerator
New Frost free Wine cooler
New Frigidaire Stackable Washer and Dryer (large)

