

## **Feature List of Renovations, Remodeling and Upgrading**

### **5435 Westerdale**

**To take full advantage of an extraordinary Waterfront setting, an extensive 6-month renovation costing nearly \$200,000 has transformed the existing home to “better than New”**

#### **Exterior**

1. New roof
2. Reconfigured the front Porch and the front windows for a more updated appearance
3. Installed a new back Porch with bead-board ceiling, exposed beams, columns, tile floors and a 2-foot tall perimeter brick wall with seating on top
4. New sprinkler system and controller
5. Updated professional landscaping

#### **Structural Improvements**

1. New 16-Seer HVAC unit
2. Added a Flex Room
3. Modified the floor plan by raising ceilings, adding a coffered ceiling in the Family Room, exposed beams in the Kitchen, Breakfast Room and Master Bedroom
4. Complete reconfiguration of the Master Bath and Closet.
5. Complete re-design of the Kitchen
6. New 8-foot double front doors
7. Installed new 8-foot doors throughout except for the secondary Bedrooms
8. Barn doors to the Flex Room
9. Added (2) lighted Art Niches
10. New 8” base boards
11. All the windows were cased
12. New crown molding throughout
13. Wainscoting in the Flex Room, Powder Room and Make-Up Area in the Master Bath

#### **Appliances**

1. New Viking gas stove and oven
2. New Viking refrigerator
3. New Viking dishwasher
4. New Samsung under-counter microwave oven
5. New under-counter wine refrigerator

#### **New Finishes**

1. New quartz and level 6 granite counter tops throughout
2. New cabinets throughout
3. New cabinet hardware
4. New door hardware with chrome hinges
5. High-end ceramic “wood” floors

6. Designer level "marble" floors in Master Bath
7. Designer level "marble" wall in the shower/tub room
8. High-end Sherwin Williams paint throughout, including painting the back Porch and Deck
9. Seamless, clear glass shower in Master and 2<sup>nd</sup> Bath
10. Designer pebble flooring in Master Bath and 2<sup>nd</sup> Bath
11. New carpet in secondary Bedrooms
12. Re-designed Family Room fireplace with stone and rustic mantel and pre-wired above for Surround Sound
13. Glass subway tile backsplash in the Kitchen and Breakfast Room that goes to the ceiling
14. Glass subway tile in the Powder, Make-up Area and the Utility Room
15. New plumbing fixtures including wide spread faucets, a wall mount faucet in the Powder Room and vessel sinks in the Master Bath and the Powder Room
16. Stainless farm style sink in the Kitchen
17. Most blinds replaced
18. New mirrors
19. New vent covers

### **Electrical**

1. All light fixtures replaced and upgraded including chandeliers, pendent, exterior front & back Porch lights, ceiling fans and can lighting
2. Under & over cabinet lighting in the Kitchen and Breakfast Room
3. Down-lit Kitchen Island counter top
4. Powder Room remodeled with an up-lighted vessel sink, a back-lit mirror, a pair of wall sconces and down-lit cabinet base.
5. Lighted mirror in the Make-Up Area
6. Master Bath has a high tech, down-lit cabinet base with multiple color selections
7. New Décor light switches, many with dimmer switches
8. New Décor outlets

### **Plumbing**

1. All faucets replaced including a wall mount faucet in the Powder Room
2. "Car wash" style shower in the Master Bath
3. Upgraded dual flush commodes
4. Vessel sinks in the Master Bath and Powder Room
5. Garage disposal