

## **1016 Martin**

### **List of Updates – March 2020**

#### Structural:

- New 30 year architectural roof, GAF shingles with transferable warranty. Vent ridge added for ideal attic ventilation
- All new sewer lines rerouted around exterior of home, none run under slab, multiple cleanouts at every exit point
- PEX water lines on the inside of home
- Completely new HVAC system, all Trane equipment, new ducts, condenser, furnace with transferable warranty
- Double pane windows throughout the home, color almond
- Recently replaced garage door and motor
- Updated electrical throughout the home, new breaker box (ARC fault breakers) and updated service into home
- New water bibs on exterior and main water shutoff (insulated)
- New hot water heater in attic with updated gas valve and water lines
- Blown-in batt fiberglass insulation in attic

#### Exterior:

- New gutters front and back to match painted trim
- New mahogany front door in oak stain
- Triple patio rear door in rot proof fiberglass with double pane windows
- Home completely painted, brick and trim
- Hardi-plank siding
- Newly replaced sod both front and back where new sewer lines were ran
- Front and rear flower beds cleaned out and new mulch
- New driveway poured from front sidewalk to the rear garage, done with reinforced concrete and rebar for longevity
- LED Can lights added on rear porch
- Updated light fixtures on front porch, driveway and security light
- Crushed blue granite sidewalk added with sitting area around 50+ year old Live Oak tree in front yard

#### Interior:

- Flooring:
  - Common areas: Engineered French Oak hardwood
  - Laundry/Half bath: Patterned geometrical ceramic tile
  - Bedrooms: Shaw Insightful Way Carpet with new luxury padding
  - Secondary bathroom: Custom mosaic tile with subway accents

- Master bathroom: Porcelain tile with mosaic tile on shower floor and tile accents on back wall along tub
- Kitchen:
  - Quartz countertops with quartz waterfall breakfast island
  - Custom cabinetry with soft close drawers and doors
  - Pull out trash can in island and built-in pantry next to refrigerator
  - Stainless Steel KitchenAid appliances, Gas stove/range and Bosch Dishwasher
  - Moen industrial grade sink faucet with stainless steel under mount deep farmhouse sink
  - Black steel cabinet hardware, pulls and knobs
  - Gray subway tile backsplash with accent wall
  - Custom painted cabinets in light gray accent
- Master bedroom
  - Custom designed walk-in 12x12 closet with double hanging rods, dress space and shoe racks
  - Additional closet at bedroom entry foyer
  - Redesigned Master bathroom that includes a double vanity with quartz countertops, walk-in shower with frameless glass enclosure, free standing soaking tub and separate toilet room
  - Can lights added around new ceiling fan
- Abundant additional storage with three closets in the hallway, entry coat closet, linen closet and extra winter/storage hall closet
- Secondary bedroom with vaulted beams and chandelier, walk-in closet with double hanging rods
- Can LED lighting added throughout the common spaces, dining room and living room, both on dimmers
- Breakfast room barn sliding door to laundry
- Custom French doors to office space or 4<sup>th</sup> bedroom, includes small built-in closet
- Window coverings throughout home included
- Smoke detectors added throughout home in accordance with COH
- Newly painted interior walls with updated texture and painted trim to match interior doors and kitchen cabinets
- Solid wood interior doors throughout the home
- New custom black door hardware on all doors, privacy locks, passage and dummy knobs
- American Standard toilets with Toto toilet in secondary bath
- Moen bath facets in Master bathroom, Moen tub facet and Moen shower handle and shower head
- Quartz countertops in Secondary bathroom
- Cast iron tub in Secondary bath

- Custom lighting throughout home, dining room chandelier, secondary bedroom, kitchen island and breakfast room
- Open floor plan with dining, living room and kitchen by removing wall and supporting with Anthony Power Beam in attic. Engineered and permitted

All work done in accordance with COH permitting and inspections. To have included structural work, HVAC, plumbing and electrical