

# 103 Crimson Ridge Court

## Updates & Special Features

### Characteristics:

- ❖ Builder & year: G & G Building Inc. in 1999
- ❖ Square Footage: 5,139 sqft
- ❖ Bedrooms: 4/5
- ❖ Full baths: 4
- ❖ Half baths: 1
- ❖ # car garage: 3 car attached

### Notable Features:

- ❖ New Upgraded Roof – CertainTeed Belmont Shingles with Upgraded Cedar Crest Hip/Ridge Shingles, Upgraded High Performance Starter, Synthetic Underlayment, Ultimate Pipe Flashing (W – Valley).
- ❖ Over \$100,000 in updates and upgrades (not including the new roof).
- ❖ Fresh paint throughout.
- ❖ Many of the rooms have very high vaulted/tray ceilings (8 rooms).
- ❖ New gas lanterns at entry. Refinished double front door.
- ❖ Updated Light Fixtures/Fans (11).
- ❖ Master Bathroom Total Remodel: Expanded shower. Marble and designer glass tile shower with frameless glass and marble river rock floor, ½ wall marble tile, marble counters, freestanding tub, new toilet, new fixtures and knobs, updated lighting.
- ❖ Master bedroom updated lighting and paint. French doors to pool.
- ❖ Living room fireplace total makeover including new woodworking and mother of pearl tile surround.
- ❖ UV film added to office and family room windows (Ceramic installed by Fine Line Glass).
- ❖ Bar cabinetry painted neutral white with updated hardware. New wine fridge. Refinished (polished) marble counters.
- ❖ Curved staircase with refinished hardwood treads.
- ❖ Kitchen updated: Cabinetry painted updated neutral white with updated hardware, new Bosch dishwasher, new microwave, new faucet, refinished (polished) marble counters, Shaws Original main sink, hammered copper vegetable sink.
- ❖ Family room built-ins redesigned and painted a neutral white with new knobs. New modern electric fireplace with mother of pearl tile surround. UV treatment on wall of windows (Ceramic 30 installed by Fine Line Glass). New chandelier in breakfast nook.
- ❖ Main/guest bathroom remodeled with updated paint, marble counter, chrome faucet and lighting. New chrome shower and bathtub faucets. Designer marble and mother of pearl tile feature wall.
- ❖ Laundry room new cabinetry and counters. New faucet. New toilet.
- ❖ Oversized 3 car garage. Garage floor newly epoxied, freshly painted walls and baseboards. Extensive built-in cabinetry.

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- ❖ Upstairs bathrooms have new tile flooring, marble bathtub/shower surrounds, and new toilets.
- ❖ New beverage refrigerator in outdoor kitchen.
- ❖ Whole house speakers (8 zones).
- ❖ All new high-efficiency lightbulbs.
- ❖ All windows and doors professional sealed.
- ❖ Professionally deep-cleaned travertine flooring.
- ❖ Extra-large patio area with travertine tile. 4+ seating areas.
- ❖ Large heated pool with oversized spa. Cascade water features and bubblers. Diving board water feature.
- ❖ Gas firepots behind large pool.
- ❖ Large windows throughout. Lots of natural light.
- ❖ Extensive landscaping lighting in front and back yards.
- ❖ Front and back yards professionally landscaped. Sprinkler system fully optimized for full coverage.