

2806 Triway Lane – Upgrade List

Kitchen

1. Custom designed kitchen with over 20 cabinets, designer hardware, quartz countertops and designer tile backsplash
2. New high end 36" Bosch induction cooktop | BONUS: new Kitchenaid SS 3-ply cookware
3. New 30" GE combination convection oven and microwave, 900 cfm commercial exhaust fan
4. New Frigidaire 52 bottle wine cooler
5. Under cabinet plug molds with USB, no outlets on backsplash!
6. Wine bar in kitchen area with extra wine storage, stemware rack, glass shelves and door faced cabinet with backlighting
7. 4.5' x 9.5' walk in pantry with custom built shelving, natural light allows for herb garden
8. with custom "Pantry" glass etched door

Master Suite

1. California-style walk in closet with 6 drawer chest + mirror
2. Double vanity with quartz countertops
3. Makeup vanity with four outlets in the drawer and four USB ports.
4. Large soaking tub with hand held spray
5. Separate oversized shower with additional hand held spray and frameless shower door
6. Designer tile floor

Utility room

1. Custom built closet around the water heater in the utility room
2. Mud room bench
3. New utility room cabinets over the washer-dryer area
4. Custom glass etched "laundry" door
5. Designer tile floors

Interior Features

1. Custom designed wall separating the dining room from the living room with glass shelving
2. New solid Mahogany front door, new full lite back door off family room, new half lite door off utility room, new solid wood garage entry door
3. New interior doors on bedrooms and closets with updated black egg-shaped hardware
4. Nylon carpet in secondary bedrooms with top of line foam padding
5. High end porcelain wood look tile throughout living areas + master bedroom
6. High end light fixtures throughout the house
7. Lap and Gap wall in hall bath
8. High end designer light fixture in hall bath in addition to recessed lighting
9. New pull down attic ladder
10. New porcelain enameled steel bathtub in hall bath
11. Recessed lighting throughout the house.
12. Hunter remote controlled fans
13. Double pane – double hung windows with 2.5" faux wood white blinds

Exterior Features

1. Custom made cedar shutters around windows (front of house)
2. Custom designed cedar entry way
3. High-end landscaping in the front beds

Mechanics behind the renovation

1. Complete under pinning of the foundation with 57 Piers (30 outside and 27 inside) with transferrable life-time warranty
2. PEX Pipe complete house re-pipe with manifold in the attic for the master bath | complete sewer re-route
3. New furnace installed in March 2020
4. New air return put in hall ceiling
5. Hardi-type siding added and painted to back of house and garage
6. Fresh paint on house + German Schmear treatment on all brick
7. Mostly floored attic for additional storage
8. New concrete patio
9. 5 pallets of Sod added
10. Irrigation system repaired and updated.
11. Antioxidant added to wiring in breaker box