

4417 Tonawanda Dr.

List of Features/Upgrades

Rooms

- Four Bedrooms
- Three and a half baths
- Large master suite with walk in closet including vanity
- Large family room and dining room
- Upstairs bonus room (fifth bedroom)
- Utility/mud room
- Covered outdoor kitchen area
- Covered front porch

Structure

- New large covered back patio/outdoor kitchen
 - Gas hookup to support outdoor kitchen
 - Plumbing included to allow installation of fully functional sink
 - Power outlets
 - LED Lights
 - Wired for fans and additional lights
 - New reinforced stamped concrete patio foundation
- Expanded covered front porch
 - New reinforced stamped concrete patio foundation
 - Space for seating
 - Great for visiting with neighbors during night out celebrations
 - Recessed LED porch lights
 - Power outlet
 - Wired for additional light and fan if desired
- Roof
 - New roof and underlayment
 - Solar shield decking used throughout house
- Windows
 - Energy efficient double pane windows throughout house
 - Custom window moldings
- Doors
 - Front door is steel for improved security
 - Door to garage is fire rated per code
 - Sliding door to outdoor kitchen area is 10' wide and 4 panels for outstanding view
 - All new interior doors with new hardware

- Steel garage door with windows
- Custom door moldings throughout house

Structure (cont.)

- Several shear walls reinforced with foundation anchor brackets and plywood support
- 5/8" sheetrock installed in garage per new construction building codes
- Hardwood floors throughout first floor and stairs
 - Baseboards throughout house
- Open concept throughout with raised ceilings
- All new paint inside and out.
- New privacy fence throughout back yard
- Landscaping

Kitchen

- Open concept with large island
- Stainless steel appliances
- Double oven with one convection oven
- 36 inch gas cooktop
- Wired for electric cooktop if induction cooktop or other option desired
- Exhaust fan with led lights
- Custom cabinets with soft close hinges and drawer slides
- Stainless farm sink
- Wine cooler
- Quiet dishwasher
- Built-in pantry
- Quartz counter tops and backsplash throughout kitchen
- Lots of storage space

Bathrooms

- Custom vanities with soft close hinges and drawer slides in master bath
- Free standing tub and shower in master bath
- Quartz counter tops
- All new hardware and mirrors

Air Conditioning/Heating

- Two brand new high efficiency AC/Gas Heating units
- One unit serves upstairs and larger unit serves downstairs
- New ductwork and registers throughout

Electrical

- New electric service panel
- New wiring throughout entire house
- GFCI and ARC Fault breakers added per code
- GFCI Outlets throughout exterior
- GFCI outlets in all bathrooms and kitchen
- GFCI outlets in garage
- Circuit added to support electric cooktop including induction
- LED recessed lighting throughout house (color adjustable)
- Most rooms wired for additional lighting and fans

Plumbing

- All new plumbing throughout house
- All drain lines replaced all the way to the City sewer line
- All water supply replaced with PEX piping
- All plumbing fixtures replaced
- Two new water heaters added
- Hot water divided into two zones to speed delivery of hot water to all fixtures
- New gas lines throughout house
- New sprinkler system with automatic timer

Things Retained from Previous Home

- Foundation is original but had in excess of 60 piers added as additional support for second story addition. New interior foundation poured to support existing foundation. Transferable warranty available
- Exterior walls and brick (some modifications done to move windows to support new floor plan)