

4223 Fiddler Crab Lane

List of Updates/Exclusions

House was completely updated in 2012 and again in 2019

2012

- Installed high impact storm windows
- Mannington vinyl plank flooring throughout
- Sherwin Williams Duration Home Paint throughout Interiors

2019

Exterior:

- Power washed, scraped, and painted with two coats of Sherwin William Exterior Emerald Paint whole House.
- New Spray Foam Insulated commercial Roof with stainless steel flashing
- Replaced all piling bolts with stainless steel support bolts, and designer wood accent covers.
- Installed French drain system around property with modern bull rock landscaping edge design.
- Installed new gutters.
- Replaced Exterior and Interior Front doors with solid brass, commercial mortise set security locks and utility access with Schlege Security deadbolt.
- Installed custom coastal bird houses with waterproof Hardie and stainless hinge materials for easy cleaning.
- New Stainless Steel chimney cap

Interior:

- New Kohler Shower enclosure with grab bars
- New Plumbing fixtures in all showers.
- New waterproof commercial vinyl plank flooring all baths
- New Master bath wall tile design
- All New A/C ductwork and vents with Nest a/c and fire alarm
- New spray foam insulation in attic and under floor system.
- Updated closets built-in shelving and private owner's cabinets throughout.
- Built-in accent ship-lap details
- New coat of Sherwin Williams Duration Home paint whole house
- New Engineered Stone countertops in kitchen and 1 bath countertop
- New Kitchen backsplash
- New stainless steel kitchen sink and kitchen faucet
- New Appliances in kitchen
- New and Antique Solid Brass ship light and other solid Brass nautical details throughout

Soft Finishes:

- Professionally decorated Interiors:
- Custom upholstery
- A curated collection of vintage wall art, paintings and accent furniture
- Custom Order Crate and Barrel slip covered furniture with poly/down blend and Down pillow accents
- 1 New queen, 5 new memory foam twin and 1 Temperpedic king mattress. All soft furniture, beds, pillows and accent pillow covered with custom waterproof protectors
- Home custom designed for a family vacation experience, Hotel luxury, energy efficiency and traffic durability.

Exclusions:

- One family heirloom mirrored art piece (shaped like a boat, hanging at the end of the main floor hallway)
- Owner's personal effects
- 2 Outdoor teak rockers and blue porcelain accent table/stool (located on East deck)
- Weight room/ Exercise equipment (located on ground level Utility room) (could be negotiable)

Note: Any items that are included with the sale of the house, if the buyer does not wish to keep something, please let seller know and they will take it with them.