

22 ORCHARD PINES PLACE - IMPROVEMENTS

*Note, some information was provided by previous owners

ENTIRE HOME:

3 new AC units and ductwork 2019

3 Nest Thermostats

2 new hot water heaters 2019

Painting from floor to ceiling, including all cabinetry

White oak hardwood floors and new tile flooring

New light fixtures and fans

Stainless steel doorknobs and handles

New hardware (door knobs, drawer pulls, etc.) throughout entire house

New electrical outlets, switches, and dimmers

Upgraded security system

New faucets throughout entire home

LED can lights throughout entire property

Glass Shower doors & mosaic backsplash in upstairs baths

New doorbell

Roof maintenance and repairs 2019

Whole house pest / rodent exclusion

Garage door maintenance

Driveway repour

Stairs refinished to match white oak flooring

New light fixtures at living, breakfast, entry, secondary baths, pool bath

Added LED lights and dimmers

KITCHEN:

Marble countertops

New kitchen sink and disposal, upper and lower cabinet lighting

Custom wood ceiling and floor to ceiling subway tile

Upgraded Thermador dishwasher 2019

New touchless faucet

Kohler sink racks

Replaced control panel, motor and icemaker in Thermador fridge 2019

Replaced ignitor at cooktop 2020

FAMILY ROOM:

Custom cabinetry built in

Mosaic tile surrounding fireplace

MEDIA/GAMEROOM:

Custom blacked-out media room with high-end media center cabinetry
Enlarged media-room footprint
Custom Dolby 7.2 surround speaker system installed in media room
Remodeled upstairs game room by opening up floor plan
New projector and mount

STUDY:

Custom built two-sided desk in study w/ quartz & custom cabinets w/ under cabinet lighting

LAUNDRY:

New sink and granite countertop,
Custom cabinets / built-ins and organizer system
New touchless faucet at sink

HALLYWAY:

Custom wood accent walls surrounding entryway and staircase
Floor to ceiling subway tile and hallway
Restructured staircase to include solid glass panels w/ stainless steel handrails
Solid glass catwalk handrails

HALF BATH:

Floor to ceiling tile in half-bath with new vanity
New elongated toilet in half bath
New framed mirror

MASTER BEDROOM:

Custom cork accent wall in master bedroom with electrical outlet re-positioning
Installation of custom ironing board system in master closet

MASTER BATH:

New oversized tile flooring
Replaced tub with freestanding tub and moved plumbing for wall mount faucet
All new plumbing fixtures: Delta tub faucets, Grohe exposed plumbing dual shower with rainshower and adjustable handheld shower
Rebuilt and expanded footprint of shower with extra tall custom shower glass, Added floor to ceiling tile wall, two shampoo built-ins, mosaic shower floor, tile surround at tub and shower
New Kohler toilet
Custom inset medicine cabinet mirrors in master bath
Custom tile wall backsplash in master bath
Installation of TV in master bath

UPSTAIRS SECONDARY BATHS:

New oversized tile flooring
Rebuilt shower and tiled to wall and ceiling
New frameless shower glass
New showerheads with rainshower,
New Kohler toilets
New lighting

IN-LAW SUITE (downstairs bedroom / gym):

Double doors installed into in-law suite
Added walk-in closet to in-law suite
Routed AC and installed ceiling in in-law suite
Insulated exterior walls
New drywall and ceiling drywall with level 5 smooth finish
Repainted walls and ceiling
New blinds

IN-LAW SUITE / POOL BATH:

Modern porcelain sink and quartz countertops
New oversized tile flooring
New vanity marble backsplash
New marble inset and surround at shower
Replaced hardware for shower door
New Kohler toilet
New lighting and framed mirror
New showerhead with rainshower
Installed doggie door

EXTERIOR / GARAGE:

Installation of exterior pool television
Added concrete pathway from driveway to pool bath on side of house
Garage has custom cabinetry, 240v outlet for Tesla charger, bike racks, lawn equipment hangers
New garage door
Cedar & wrought iron fencing
Sprinkler system repaired and missing zones added
Updated landscaping, bullrock, beds, plants, mulch

POOL:

Pool lights and electrical board repaired / replaced 2020

Quartzscape French gray pool replaster 2020

Calcium buildup bead blasted 2020

New pool mastic 2020

New skimmers 2020

Replaced outdated salt system with in-line chlorinator 2020

New pool remote 2020

New pool motherboard 2021

New pool heater 2020

New pool motor 2020

Pool filter and pump system – per previous owner, exact date unknown

Repaired all plumbing leaks from inspection report and replaced some lines / valves
2020

Cantilevered umbrella for in-pool table 2020