

3817 Treasure Island Home Improvements:

**Outside and Attic:**

- New hardy-plank siding and painted whole house
- New iron railing around pool and back deck
- 3 new skylights (Two in foyer and one in master bath)
- Approx 15' bulkhead replacement
- Widen boat lift and new 14K# lift (12' x 38' dock will accommodate virtually any size boat)
- New rolled in R30 insulation covering the whole attic
- Partial (40% - 50% coverage) radiant barrier in attic

**Kitchen:**

Complete remodel:

- Refinished all cabinets with new pulls
- Removed drywall soffits above cabinets and added molding and ceiling facing accent lights
- Under cabinet accent lights
- New granite countertops
- New marble backsplash
- All new stainless-steel appliances and sink
- New stainless steel vent hood
- New smooth finish touch GE electric stove top
- Reverse osmosis and instant hot water facet
- Removed overhead pendant light and installed in-ceiling can lights (opens up the kitchen space)
- Replaced split pantry door with normal full-sized door

**First Floor:**

- All new ceramic tile throughout (Powder room, laundry room, kitchen, breakfast area, family room, dining room)
- Crown molding throughout (Kitchen, breakfast area, family room, dining room)
- All new door trim molding throughout
- New neutral paint throughout
- New window blinds (Family room, breakfast area, dining room)
- All new ceiling lights (Both flush mount and hanging)

**Powder Room (1/2 Bath):**

- Refinished cabinet, new sink and fixtures
- New toilet
- New paint

**Family Room and Breakfast Area:**

- Added new fireplace to existing stone face with mantel, side accent columns, glass front, ceramic tile surround, and matching flush ceramic tile hearth.

- New glass back door with views of the lake
- New family room ceiling fan

**Dining Room:**

- Removed mirror wall and painted
- New chandelier with ceiling medallion

**Master Bedroom:**

- New wood flooring
- Removed mirror wall and painted room
- New ceiling fan
- Added 4 ceiling can lights

**Master Bath:**

Complete remodel with:

- New marble tile shower with frameless glass door
- New cabinets, granite counter tops and oil-rubbed bronze fixtures
- New framed mirrors and lights
- Ceramic tile flooring (New carpet in master closet)
- New master whirlpool tub with air and water jets and LED lighting with marble surround (Matching shower)
- New light pendant over tub
- New neutral paint
- New toilet
- Added new 2<sup>nd</sup> bath vent fan

**Stairs and 2<sup>nd</sup> floor hallway:**

- New wood floors and stairs
- Wrought iron railing spindles
- Crown molding
- New entry chandelier
- All new paint
- Removed built in Formica desk (in hallway) and added an accent sconce light

**Full bath at top of stairs:**

All new remodel

- New tub, toilet, and sink
- Ceramic tile tub surround
- New cabinets with granite countertop
- Satin finish stainless fixtures
- New framed mirror and light

- New ceramic tile flooring

**Full Jack and Jill Bath:**

All new remodel

- New tub, toilet, and sink
- Ceramic tile tub surround
- New cabinets with granite countertop
- Satin finish stainless fixtures
- New framed mirrors and light
- New ceramic tile flooring

**Bedroom at top of stairs:**

- New carpet and paint

**2<sup>nd</sup> upstairs bedroom:**

- New wood floors
- Removed built in Formica cabinets (added ~20sqft) – Still has walk in closet
- Added 4 ceiling can lights
- Added attic access pulldown ladder

**Other:**

- All new decora style switches and outlets
- Lutron Caseta wireless smart switches (Kitchen, laundry room, breakfast area, family room, dining room, downstairs hallway, master bedroom, master fan, stair lights, entry chandelier, upstairs hallway). Will leave master control hub.