

23646 Litchfield Bend Lane Upgrades List

THROUGHOUT:

- Installed ceiling fan light fixtures in all bedrooms/office, the upstairs game room, and master closet.
- Added 2" blinds throughout the house.
- Installed curtain rods and curtains in Kitchen, Primary bedroom and upstairs bedroom, and curtain rod in the upstairs office/bedroom.
- Installed new drawer & door hardware in all bathrooms.
- New carpeting laid throughout the house in July of 2021.
- Nest learning thermostats installed upstairs & downstairs (Smart home feature).
- Xfinity security system with 4 cameras, hub, window & door sensors & control pad installed (Smart home feature).
- Installed new light fixtures in all bathrooms.

ENTRY:

- Qwikset smart deadbolt installed on the front door (Smart home feature).
- Ring video doorbell installed at the front door (Smart home feature).

DOWNSTAIRS ½ BATH:

- Installed a new toilet, add-on-bidet, cabinet, sink, faucet and mirror to the ½ bath.

LAUNDRY ROOM:

- Added a Corian countertop, sink, storage hooks, hanging bar, cabinets and chandelier light fixture to the laundry room.
- Installed pet access door.

KITCHEN:

- Complete custom kitchen remodel that included instillation of:
 - a. a custom zero border cabinets around parameter with soft closing doors & drawers, adding a 3rd pantry, trash cabinet, pull-out spice rack and decorative columns.
 - b. granite throughout, adding coverage areas to island & raised bar areas to allow for eat-in/seating capacity.
 - c. high-end GE Profile “slate” stainless appliances, including a 5-burner gas cooktop, microwave, dishwasher & double oven and convection wall oven.
 - d. a high-end under-counter, hard-plumbed, ice maker with crystal clear technology.
 - e. a ¾” super quiet InSinkErator evolution compact garbage disposal with air switch that is conveniently located for ease of use.
 - f. a commercial grade faucet and pot filler.
 - g. a water filtration system w/ faucet.
 - h. a soap pump dispenser.
 - i. an 18 gauge commercial stainless double sink.
 - j. under cabinet remote controlled lighting.
 - k. a commercial stainless pot rack.
 - l. a high-end stainless exhaust hood.
 - m. Pendant light over the raised bar area.
 - n. modern light fixture over kitchen table area.
 - o. new backsplash.
 - p. updated island and butler’s pantry.
 - q. stainless door and drawer pull hardware.
- Installed a dog door, French drain, landscaping and side gate to create a dog run.

GARAGE:

- Floored 900 SF of garage attic space for storage use.
- Installed quiet side-mount LiftMaster garage door opener, and insulated the garage door.
- Added LED lighting throughout the garage.
- Professional protective coating added to the garage floor.

PRIMARY BEDROOM & BATHROOM SUITE:

- Installed Murphy ironing board, 2 chandeliers, closet lights, wall lights, drawer/door hardware, wall cabinet, new toilet & upgraded jetted tub surround in the primary bath suite.
- Installed chandelier over the primary bedroom sitting area.
- Installed pet access door.
- Installed rainfall shower head with magnetic spray wand.
- Installed wall storage system in the shower.
- Framed bathroom mirrors.

2ND STORY:

- Closed in open 2nd story by adding walls, 2 sets of French doors & windows.
- Floored, carpeted, ran electrical and cable, installed light fixtures, and installed built-in entertainment unit to the 2nd story of 2 story open entry, creating a movie room.
- Added double desk built-in with drawers and hardware, and storage shelf built-in unit in the upstairs foyer.
- Created faux stained glass art in windows-overlooking living room.
- Installed new shelves in upstairs joined bedroom's closets.
- Installed custom built-in cabinets, executive desk and paper organizer (wrapping, ribbons, design schematics, etc.) in the upstairs bedroom/office/craft room.

BACKYARD:

- Designed and added a 900 SF covered patio, with:
 - a. composite roof designed by a PE to meet/exceed storm/high wind design recommendations,
 - b. walls composed of concrete board,
 - c. 6" deep reinforced scored & stained concrete slab,
 - d. vaulted ceiling,
 - e. huge exposed beam,
 - f. electrical,
 - g. lights (up lighting & parameter flood lights),
 - h. ceiling fans light fixtures w/ remotes,
 - i. Sonos surround sound speakers (Smart home feature),
 - j. 360° rotating Roku TV (Smart home feature),
 - k. curtain rods & curtains,
 - l. gas line for grill,
 - m. 10' custom curved stone gas fire-pit with curved bench seat,
 - n. built-in shelves,
 - o. attractive arches,
 - p. outdoor shower and water spigot,
- Designed and installed custom in-ground pool & spa that includes:
 - a. Pentair ScreenLogic Connect controls (Smart home feature)
 - b. Clear O3, Ozone water purification system
 - c. Upgraded spa jets
 - d. Spa Air Blower
 - e. Raised Spa with waterfall to pool feature.
 - f. Pentair spa/whole pool natural gas heater.
 - g. Upgraded to electric pool vacuum.
 - h. Color changing LED lights.
 - i. Professional SwimJet system
 - j. Overflow
 - k. Auto fill
 - l. Raised back retention wall

- m. Upgraded tiles
- n. Automated Intelliflo pool pump system.
- o. Chlorinator
- p. Added additional uncovered stained concrete patio areas around the pool with an upgraded drainage system.
- q. Custom pool swing w/ powder coated arched frame.
- Installed freeze-hardy landscaping. Note: trees around the pool will grow fast, providing complete privacy from public and neighbors.
- Added 6' x 16', 4-door, 2 window outdoor storage shed.

FRONT YARD:

- Installed bike rack on front porch
- Installed upgraded light fixtures (front door & driveway)

OTHER:

- Built custom storage in the hall to the garage with a custom river table counter top and umbrella holder.
- Installed coat hanging rod on the back wall of the storage closet under the stairs.
- Installed new light fixture in the pool table/dining room.
- Upgraded & refinished the staircase.
- Installed modern light fixture over the stairway.