

# UPGRADES AND IMPROVEMENTS

## 5842 VALLEY FORGE DR

### GROUND FLOOR

- Upgraded front and rear terraces: Two brick-walled, private terraces with wrought iron fencing and gates and raised brick planting bed. New landscaping, 2021
- Sprinklered planting beds
- Demolition of old pony walls in entry area, plus hauling and sheetrock repair. Construction of new steps to living areas, plus cladding with engineered wood, including custom bullnose edging and staining, June 2021
- Demolition of old wood braces above front door including new sheetrock, 2021
- Recent custom kitchen remodel including cabinets with soft-close doors and drawers
- Recent granite kitchen countertops
- Custom kitchen peninsula addition, with cabinets, drawers and granite countertops
- Recent farmhouse porcelain sink and new faucet
- Recent Kitchen Aid stove and microwave
- New custom kitchen cabinet with slide-out drawers and new hardware, July 2021
- New LG refrigerator, June 2021
- Demolition of old shelving and construction of new custom cabinets in laundry room/pantry, plus new cabinet hardware, July 2021
- New custom cabinetry by master carpenter to create shelves and enclosed silver closet in hallway closet, plus new hardware, June 2021
- All new paint, including walls, doors, trim, ceilings and cabinetry, 2 coats, June 2021
- New maple wood mantel, custom made, stained and installed by master carpenter, October 2021
- Demolition of old framing plus new custom-made doors to remodel existing bookshelf at entry hall, plus new sheetrock, July 2021
- Recent custom French doors for sunroom
- New wood mini blinds for French doors in sunroom, September 2021
- Recent recessed lighting fixtures in kitchen and sunroom
- Engineered wood flooring throughout first floor, including demolition of old ceramic tile in kitchen and powder room plus installation of new wood flooring, June 2021. Demolition of damaged edging on entry hall steps plus installation and staining of custom bullnose edging, June 2021

- Recent Plantation Shutters in living area
- Mirrored wall in living area
- Demolition of old hanging light fixture and electrical work in living room ceiling. New Sheetrock repair in multiple areas, July 2021
- Carpentry to refit and repair garage cabinetry, June 2021
- Demolition of existing garage flooring and installation of new epoxy floor, July 2021
- Installation of new epoxy floor in trash enclosure, July 2021
- All new paint on walls, ceiling and cabinetry of garage, 2 coats, including sheetrock replacement, July 2021
- New paint on iron gate, October 2021
- New garage door opener and rail, September 2021
- New outdoor garden faucet, July 2021
- Kitchen Insinkerator replumbed, July 2021
- Powder room commode reinstalled, July 2021
- Demolition of existing dead plant material, weeds and trash on all terraces plus installation of new landscaping, July and August 2021
- Power washing of all patio surfaces, entry walks and driveway, August, 2021
- New electrical panel, June 2021
- Electrical outlets pigtailed
- Recent energy-efficient windows and doors
- Recent ceiling fan in sunroom
- Recent powder room upgrade including mosaic tile, granite counter top and porcelain sink plus new faucet
- Air conditioning serviced and new filter installed, September 2021

### **STAIRWELL AND UPPER FLOOR**

- Demolition of attached planter boxes in picture windows at stairwell
- Demolition of attached iron baby gate at stairwell including sheetrock repair
- Retouching and staining of hardwood flooring on stairs, July 2021
- All new paint on stairwell, secondary bedrooms, bathrooms and closets, including walls, ceilings, trim, cabinetry and doors, 2 coats, July 2021
- Recent paint in primary bedroom and dressing room
- All carpets shampooed, June 2021
- Granite countertops and tiled walls in bathrooms
- Recent ceiling fans in secondary bedrooms
- Remodeled dressing area and closet in primary bedroom, with frameless shower
- Recent energy efficient windows. Plantation shutters on all windows of primary bedroom