



Property Address: 15801 Seattle St

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## **IMPROVEMENTS TO PROPERTY**

### **Exterior**

- All window and door replacements include low-E glass
- Electrical outlets added to back of the house, far garden bed, and back of garage (in shed)
- Installed gutters
- Installed 400,000 BTU Pentair pool heater 2019
- Replaced original gate connecting house to garage
- Installed low volt landscape lights
- Raised garden
- Replaced existing shed with new on concrete slab 2021
- Installed eight-zone Rainbird sprinkler system 2019
- Removed original deteriorating patio cement and wood decking and replaced with new cement walkway 2020
- Four additional drains in the cement walkway along the house were added as well as two additional drains along the garage and two along the east side of backyard.  
-These flow through the original French drains installed that divert water into the street drainage system

### **Garage**

- Fully finished out summer 2020
- Moisture and mildew resistant sheet rock placed 4 inches above floor level and on ceiling with polyurethane molding and caulking along garage floor. The garage is completely sealed.
- Added sealant Trim to sides, top, and bottom of Garage door
- Replaced garage door spring system (2021)
- Custom cabinetry installed floor to ceiling with slow close hinges, heavy duty drawer slides for tool storage, and finished with crown molding and polished sealed quartz countertops
- Installed under cabinet beverage showcase (available to keep for an additional fee)
- Added Overhead recessed lights with dimmer
- Added Ceiling fan with remote
- Added outlets within cabinets and walls

## **Interior**

### **Laundry**

- Relocated water heater into the attic to provide additional space in utility space for storage
- Replaced door to kitchen with sliding barn door
- Added custom built floor to ceiling extra deep cabinets with crown molding and added outlets inside cabinets
- Installed updated light fixture

### **Half bath**

- Fully remodeled with marble countertop, champagne gold faucet fixtures, new under mount sink, new coordinating light fixture and cabinet pulls

### **Living**

- Replace windows
- Added hook-up for gas fireplace logs

### **Entryway**

- replaced original fixture with champagne gold chandelier on optional Wi-Fi switch

### **Kitchen**

- Removed original soffit
- Added crown molding
- Replaced original exterior cabinet hinges with slow close concealed hinges
- Replaced cabinet hardware with champagne gold pulls to match laundry and bath
- Upgraded existing light fixture with brass over Island and flush-mount chandelier
- Reconfigured pantry with floor to ceiling stained shelves

### **Breakfast nook**

- Replaced existing light fixture with chandelier on optional Wi-Fi switch

### **Dining**

- Painted
- Added Panel molding
- Replaced existing light fixture with dimmable chandelier

## **Primary Bedroom**

- Added Panel molding

## **Primary Closet**

- Added crown molding
- New paint
- Added dimmable chandelier
- Reconfigured hanging clothes racks
- Added stained wood shoe and handbag storage shelves
- Programmable code lock

## **Master bath**

- Installed dimmers on lighting
- Installed state-of-the-art shower panel system
- Added shelf hamper sorter drawers in linen closet
- Replaced vanity mirrors with beveled double mirrors
- Added wood frame window valance with faux Roman shade

## **Upstairs middle bedroom**

- Added accent wall of wood paneling

## **Additional Improvements**

- Blown insulation added into attic 2019
- New AC system October 2017 with added vents and partial ductwork replacement