

List of Upgrades

19539 Aventine Plantation Dr.

Upgraded staircase

- Reframed staircase (made it wider)
- Replaced staircase with oak wood steps and posts
- Change wooden stair spindles to iron spindles

Reframed chimney (made it wider)

Replaced downstairs flooring with Italian Porcelain (also with matching tiles/backsplash on chimney and in kitchen)

Crown molding throughout downstairs and along each step of stairs (except master/ensuite)

Replaced master bathroom and master closet flooring with waterproof/scratchproof laminate wood planks

Installed quartz countertops in kitchen

Upgraded appliances to stainless steel, luxury appliances (spent \$11,000).

- 25.8 Cu. Ft, 36" Multi-Door Freestanding Refrigerator, Platinum Interior Design, KRMF70ESS by KitchenAid
- 30 Inch 5-Burner Gas Double Oven Convection Range, KFGD500ESS by KitchenAid
- 30 Inch 1000-Watt Microwave Hood Combination with Convection Cooking, KMHC319ESS by KitchenAid
- 44 dBA Dishwasher in Print Shield Finish with Free-Flex Third Rack, Stainless Steel KDTM604KPS

Chair railing in breakfast area with custom wainscoting.

Added large covered patio with concrete slab

Flagstone walkway with retaining wall flower beds around tree and bushes

Converted garage to guest room with built-in wood closet. (Also has all new electrical, framework and spray foam insulation).

Wooden built-ins in master closet

Wooden shelving in pantry

Custom windows/wood trim and custom wood door in media room. (There were just open spaces there, no windows or door).

Blackout windows in media room

Pre-wired surround sound and pre-wired for projector (media room)

Chair railing in all 3 rooms upstairs

All toilets replaced about 5 months ago

Custom pergola base and pergola in backyard

Carpet upstairs was replaced less than 3 years ago.

Garage door is brand new.

AC unit is original from when the home was purchase. However, the evaporator coil was replaced less than a year ago and updated with new Freon system.

Whole house has a fresh new coat of paint throughout, including all cabinets.