



14110 Kingsride Lane

List of Updates :

The property had one pipe bust in the kitchen (over the kitchen sink) during the Winter Storm of 2021 when the owners were home. The water to the home was turned off to the home, and they brought in a professional disaster restoration company to ensure that there was not unseen damage. Loyear Disaster Restoration Services, LLC removed all materials in the home that water had traveled to, and they spent the next few weeks professionally remediating the home of any moisture. The downstairs of the home was mostly stripped down to the stud walls. The owners had the home professionally remediated by Loyear Disaster Restoration Services, LLC for water in the walls downstairs caused by the single burst pipe from the Winter Storm February 2021. The owners thoughtfully re-built their home to move back in with their family after being displaced for several months. However, due to personal circumstance they were not able to move back into the home after it was completed. Below is a list of the extensive updates that have been made to the home in the last 18 months.

2021

- PEX Plumbing
- Navien Tankless Water Heater
- Compressor
- Downstairs Duct Work
- Hand Scraped European Oak Engineered Hardwood Flooring (Downstairs, Stairs, Upstairs Landing)
- White Shaker Tall Cabinetry with Dovetail and Soft Close Construction
- Granite Counter-Tops
- Tile Backsplash in the Kitchen
- Kitchen Appliances
- Kitchen Sink, Fixture and Disposal

- Recessed Lighting
- Carpet in the Bedrooms
- Interior Paint Throughout the Home
- Interior Drywall Downstairs and Paint
- Crown Molding and Baseboards
- Tile Shower and Tub Surround
- Shower and Bath Fixtures
- Smart Thermostat
- Custom made Bermuda Shutters and Exterior Shutters
- A/C Motor
- Washer Dryer Line Hook-Ups
- Barn Door in Primary Bathroom
- Exterior Light Fixture
- All of the Trees on the Property Professionally Trimmed

2020

- Roof (November of 2020)
- Extensive Professional Drainage
- Concrete Back Patio and Walk-way
- Professional Landscaping
- Exterior Paint
- Designer Fixtures and Hardware throughout
- Primary Bathroom (Double Vanity, Tile Flooring, Commodes, and Lighting)
- Secondary Bathroom (Vanities, Designer Lighting, Designer Hardware, Tile Flooring)
- 1/2 Bath (Sink, Fixtures, and Commode, Vanity Refinished and Painted)
- Picture Window in Formal Living Room
- Refinished the Interior and Exterior Doors with Paint and all New Hardware
- Resurfaced the Fireplace