

3935 Rice Recent Improvements

- General Interior:
 - Repainted entire interior and exterior of house
 - Replaced all electrical switches / receptacles and made fixes suggested by inspection report
 - New light fixtures in kitchen, front hallway, closets, bathrooms, den, living room
 - New LED lighting throughout
 - New HVAC ductwork
 - New blown-in fiberglass attic insulation throughout
 - Replaced entire natural gas line
 - New window treatments / curtains in living room and master bedroom
 - New custom designed wood built-in closets (primary and guest rooms)
 - New door locks / deadbolts in front, back, and side doors

- Bathrooms:
 - Completely remodeled both bathrooms
 - Primary bathroom: Carrara marble floors, new 72" wood frame / marble countertop double vanity, Carrara marble shower tile, new Kohler faucets / shower heads, new mirrors and light fixtures, new plumbing for vanity and shower
 - Secondary bathroom: Carrara marble floors, Carrara marble shower tile, new pedestal sink, new Kohler toilet, new Kohler faucets / shower head, new mirror, new plumbing for sink, toilet and shower including tub rough in sewer line connection

- Kitchen:
 - New tile floors and new tile on top of peninsula, refinished / painted exterior and interior of kitchen cabinets, pantry and peninsula, new cabinet knobs, new kitchen sink, new custom wine rack, replaced recirculating overhead vent with new exhaust/vent and installed ductwork to connect vent to outdoors

- Outside:
 - Installed new French drain system in back yard connecting gutters to the street
 - Repaired / replaced existing gutters
 - Installed new leaf guards on gutters across entire house
 - New outdoor light fixtures in front and back
 - Re-stained all backyard and side fences
 - Re-sodded grass in back and side yards
 - Repaired sprinkler system and replaced sprinkler backflow preventor
 - Repaired exterior wall damage per inspection report
 - Replaced rotten wood throughout exterior, including front porch door cover
 - Repaired / re-stained wood deck in back yard
 - Applied German schmear on front porch patio
 - Re-laid / replaced brick patio in back yard
 - New travertine stone / gravel pathway from side door to back fence door
 - New flower / plant beds in back yard, and front yard
 - New Black Star gravel on left side of house
 - Planted multiple new trees: Monterey Oak in front yard, Holley on side yard, two Crape Myrtles and one Japanese Blueberry in back yard