

House Upgrades

- All new PEX plumbing
- New salt-free water softener (replacement filters in garage cabinets)
- Old structural beam replaced with new engineered beam in great room
- New water heater
- All new HVAC ductwork
- 1 new HVAC condenser unit
- Smart, energy efficient HVAC thermostats
- All new energy efficient & quiet bathroom fans roof louvers & jacks
- New electrical boxes, plugs and switches throughout the house
- All new luxury vinyl flooring (except carpet in 2 bedrooms). Extra flooring in the hall closet.
- All new energy efficient double-paned windows (except two side windows in upstairs hallway)
- All new master bath, floor to ceiling, with large walk-in multi-shower and body sprayers
- Bidets hot and cold water added to master bath and guest 1/2 bath
- All new chef's kitchen, floor to ceiling
- New energy efficient appliances include:
 - BlueStar Culinary Series professional gas range with six burners and extra-large convection oven with infrared broiler
 - Vent-a-Hood Magic Lung Blower® ducted built-in hood with LED lights. 100% Fire Safe - flame has no access to secondary source of combustion, no greasy filter to sustain a secondary fire. Easy to clean system.
 - Liebherr custom built-in side-by-side dual refrigerators with bottom freezers
 - Microwave
 - Quiet dishwasher
 - Quiet disposal
- Pot filler
- Upper and under cabinet lighting in the kitchen
- Breakfast-entertainment dining island adjacent to the kitchen cook's island
- All new custom cabinets with soft-close doors and drawers (except the upper suite bar and vanity, new doors only)
- All new pantry
- All new laundry room with sink
- New custom crown molding in great room.

- New indoor and outdoor LED chandeliers, ceiling fans, light fixtures and recessed lights (except the upper suite and backyard fans)
- New door & cabinet hardware throughout.
- All new guest 1/2 bath
- All new 2nd floor shared bath with double vanity
- All new Brizo & Delta plumbing fixtures
- All new drywall on 1st floor and in 2nd floor shared bathroom
- All new master closet
- All new hallway closet
- Dimmable switches conveniently located in the house
- New smoke/carbon monoxide combo detectors
- Plumbing for utility sink in the garage
- Updated upper suite balcony deck and railings