

# 5902 Lake St. Remodel – Renovation Info

Overall addition notes - the owner of the house is an architect and they had no intention of relocating when designing this house. She spent 6 years from the time they moved in refining the plans so every detail was thought through. The attention to detail was something that was highly focused on through all aspects of the design.

Exterior - House and shutters fully repainted 2021. New exterior fence installed 2021. New windows installed 2015. New front door installed 2022. New exterior back door 2021. Has dual locking deadbolting on top and bottom.

Interior - Kitchen, study, living room remodeled in 2015. Entire interior repainted 2021. All existing wood floors sanded, stained, and refinished in 2021.

Kitchen island sanded and re-stained 2021.

Addition:

## 1. Coffee bar @ entry - 2021

- vinyl wall covering backsplash - wipeable surface
- custom wood shelves with stain to match kitchen island
- custom millwork built around wine fridge - wine fridge will remain

## 2. Mud room @ back entry - 2021

- Custom millwork, with soft close cabinets and drawers, with wood bench stained to match kitchen island and coffee bar shelves - this way all the stain is the same throughout the house

## 3. Laundry Room -2021

- marble and glass tile backsplash
- wood shelves stained to match the mud room shelf, coffee bar shelf, and kitchen island
- custom millwork (soft close cabinets) built around brand new single unit LG washer and dryer - washer and dryer will stay as that is the only size that can fit in that opening. - [Single Unit Front Load LG WashTower™ with Center Control](#) - large capacity

## 4. Downstairs full bathroom -2021

- Wall tile was custom cut to match the floor tile. Wall tile that matches the floor tile was cut so the grout lines continue seamlessly around the entire shower with the 4" tall accent blue tile
- accent light fixture on a dimmer
- rainhead shower, and shower hose

#### 5. Downstairs bedroom - 2021

- Luxury Vinyl Tile flooring installed in herringbone pattern
- LVT is scratch resistant, has better sound absorption and is an overall softer material
- closet has a pocket door
- queen bed or pull out sofa fits easily in the space
- high end accent lighting on dimmer switch
- recessed can lights

#### 6. Stairway - renovated in 2021

- accent light fixture LED light provides low profile glow to light the entire stairwell
- custom handrail

#### 7. Guest bedroom (1)- renovated in 2021

- recess can lights installed
- door relocated to provide better entry into bedroom to allow for bed to have proper head wall
- top of the line accent light fixture

#### 8. Guest bathroom - part of the addition in 2021

- porcelain tile floor
- wall tile - accent 8" white tile maintains grout lines with grey tile the surrounds the rest of the shower. The floor tile and the grey wall tile is the same color but different tile size to maintain continuity but provide a different look
- extra large closet with double shelf and metal rods
- chrome fixtures

#### 9. Guest Bedroom (2) - current nursery - part of addition in 2021

- bedroom can accommodate up to a queen size bed
- high end ceiling fan installed
- recessed can lights

#### 10. Bathroom off guest bedroom (current nursery)- 2021

- porcelain tile floor to imitate a light stone
- shower tile uses the same gray from the floor tile so everything matches
- the floor tile in the shower is the same tile on the shower accent wall and the design is an upward waterfall orientation to appear as though the floor continues straight up the wall.
- large closet with double shelf and metal rods
- mat black fixtures

#### 11. Primary bedroom - renovated 2015 - repainted 2021

- closet renovated 2015
- entry to new primary bath - 2021

## 12. Primary Bath - addition/renovation 2021

- the bathroom that was there previously was demolished and this bathroom became larger with the addition
- all new tile floor
- extra large stone tub - holds heat better
- custom vanity millwork with custom stain blend
- vanity includes custom jewelry organizer in top shelf
- shower - floor to ceiling glass
- double rain head shower on individual controls
- shower controls are located in a way that you can turn the water on from the outside without getting wet reaching under the water
- private toilet room
- bathroom has a heater installed in ceiling
- J-box installed over tub to allow for future light fixture install that is already set to one of the switches
- top of the line light fixtures by vanity installed on dimmer switch
- porcelain slab wall - the architect calls it the "wow wall" wrap the entire shower and back wall. The design of the slabs was done in a way to continue the grain carrying through as it wraps the shower and rest of the wall. Even the shower niche has the grain seamlessly continuing.

## 13. Backyard - redone in 2017

- stone pavers with blackstar gravel surrounding pet-grade turf
- Trex deck built fully around aboveground hottub, for seamless design of hot tub built into deck.

