

**1125 Confederate Road**  
**Updates and Improvements**

2014: Major Remodel & Addition

Remodel & Addition:

- added ~880 SF to existing residence
- Foam insulation in walls & rafters reducing energy bills and keeping the attic close to the temperature of the living space
- Widened existing 1-car Garage to become a 2-car garage w/ storage
- Raised ceilings to 9' throughout most of the home
- All new hardwood floors & tile throughout home
- New Low-E windows throughout the home. All windows sizes were increased to provide adequate egress
- New oversized guest bathroom with Toilet and sink separate from vanities for double use.
- All new master suite added to rear of home with two walk in closets
- All new kitchen cabinets and appliances
- All cabinets have soft close hinges.
- All door cabinets have slide out drawers to maximize storage
- All new 30 year shingle roof
- Painted whole home
- Replaced existing siding with Hardie siding
- All solid core doors throughout with wider doors where possible
- New solid wood entry door

Landscaping & Drainage:

- Installed new drainage system & French drain in backyard
- Regraded yard to allow for water to flow naturally be directed to the street
- All new privacy fence fully encompassing back yard
- New landscaping in front and rear of residence
- Widened existing driveway to accommodate 2 cars
- New back patio framed with access from new living room
- Slab for back patio designed to be converted to living space if needed
- Custom outdoor anchored down, able to be relocated if patio is converted to living
- Front and back yard irrigation system on timer with rain sensor

Mechanical Changes

- New variable speed AC unit & Furnace with smart thermostat
- All new duct work throughout residence
- All return airs in ceiling

- New exhaust fans at each toilet

#### Plumbing Changes

- All new toilets and fixtures throughout home
- New pot filler installed over range top
- New plumbing lines and PEX lines throughout home
- Tank less hot water heater in attic
- Oversized freestanding soaker tub in master bathroom with private TV.
- Rain head in master shower
- Oversized tub shower in guest bathroom
- Utility sink and interior lines run to install utility room in the home.

#### Electrical Changes

- New electrical panel
- All LED lighting & outlets throughout the home
- LED Toe kick lighting in guest bathroom
- Under-counter lighting & plugmold system in kitchen to allow for outlet-free backsplash
- Dimmer switches flanking 2 bedrooms for personal lights above bedside
- New wiring throughout the home

#### Multimedia

- Surround sound in entry foyer & living room
- Dual speakers at rear patio
- Large 100"+ theater screen in entry foyer. Wired for surround sound
- Hardwired for network in most rooms (D-mark located in master closet)

#### 2018 Mosquito System

- A new mosquito system was installed along the rear fence line and patio area

#### 2021 Electrical

- Whole home surge protection added at electrical panel

# IRON VINE PROPERTIES



EXPERTISE | INTEGRITY | RESULTS