

2322 Droxford Drive

Upgrades & Features

Exterior

- Roof – 2009 (per previous owners)
- Driveway gate – 2013
- Catch basin & drains to street (including gutter tie-ins) – 2013
- Backyard fence – 2013 & 2019
- Stamped concrete patio – 2014 (resealed 2023)
- Hardi-plank siding – 2015
- Double-paned windows – 2015
- Solid-wood front door – 2015
- Patio French doors – 2015
- Overhead garage door & opener – 2015
- Slate front porch – 2015
- Sprinkler system front & back – 2016
- Gutters house & garage – 2016
- Driveway gate automatic opener – 2017
- Pavers & Blackstar gravel – 2017
- Automated mosquito misting system – 2017
- Low-voltage landscape lights on timer – 2018
- Light slurry over brick – 2021

Mechanical

- PVC drain/sewer lines – 2009 (per previous owners)
 - Drain lines under slab serving both bathrooms/kitchen/laundry
 - Entire sewer line on east side of house (serving both bathrooms)
 - Portion of sewer line on west side of house (serving kitchen/laundry)
- Electrical panel & underground service – 2015
- Electrical sub-panel & wiring in garage – 2017
- Water heater – 2015
- PEX piping in kitchen/laundry – 2015
- Condenser unit + air handling unit + furnace – 2019
- Replaced all ductwork – 2019
 - Return added in kitchen for improved airflow
- Smart Honeywell thermostat + temperature sensors in kitchen & bedrooms

Kitchen/Living/Dining

- “To the Studs” remodel – 2015
 - All new sheetrock
 - Rewire, new can lights & fixtures

- Built-in ceiling speakers
- Custom, site-built cabinets w/ soft-close drawers & doors
- Level 6 quartzite countertops
- GE Profile appliances
- Under-counter wine refrigerator
- Designer cork wallpaper in dining room

Bathrooms

- Primary bath full remodel – 2013
 - Heated tile floor
 - New tile, cabinets, countertops, sink, plumbing fixtures, light fixtures
 - Toilet (2019)
- Hall bath full remodel – 2014
 - New tile, cabinets, countertops, sink, plumbing fixtures, light fixtures

General

- High-end Sherwin Williams “Cashmere” paint throughout interior
- White oak hardwood floors – 2015
- Baseboards, trim, interior doors, crown molding – 2015
- Bedroom carpet – 2015/2019
- Designer grass-cloth wallpaper in middle bedroom – 2019
- Custom built double sliding “barn door” for study
- Custom built-in shelves in bedrooms – 2022
- Custom built-in drawers in bedroom closets – 2022
- Window coverings
 - Custom blackout shade in middle bedroom
 - Custom shade in kitchen
 - 2” blinds throughout

Security

- Owned alarm system (monitored by Smith Thompson, no contract)
- Reolink PoE Security Camera System (8 cameras + DVR) – 2018
- Google Nest doorbell + backdoor camera – 2022