

## 16410 Emilia Court Upgrades

May 23, 2023

### Externals:

- Custom bricks
- Custom window treatments
- All paintable surfaces repainted 2 years ago
- Roofing replaced 8 years ago.

### General Interior Upgrades:

- Wood Flooring in the following areas;
  - Entrance Foyer and Hallways
  - Master Bedroom
  - Formal 1/2 Bath
  - Office
  - Living and Dining Rooms
  - Stairway
  - Second Story Landing and Hallways
- Crown Molding:
  - Kitchen and Eating Area (6")
  - Office (12")
  - Master Bedroom (8")
  - Master Bathroom (8")
- Base Boards:
  - Main Floor Foyer / Living / Dining (12")
  - Master Bedroom (12")
  - Main Floor Family Room (12")
- Window Transoms:
  - Master Bedroom
  - Office (Custom Glass)
  - Dining Room
  - Kitchen
- Stair Case:
  - Custom Wrought Iron Hand Railing
- Lighting:
  - Chandler in Foyer
  - Chandler in Dining Room
  - Kitchen Island
  - Billiard Room
- Ceiling Fans:
  - Master Bedroom
  - Main Floor Family Room
  - Second Story Family Room
  - Second Floor Guest Bedroom
- Sound System:
  - Family Room
  - Dining and Living
  - Office
  - Master Bedroom
  - Pool / Spa

## **16410 Emilia Court Upgrades**

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- Plantation Shutters (4")
  - Master Bedroom
  - Office
  - Living Room
  - Dining Room
  - Second Story Front Facing Bedroom

### Main Floor Family Room:

- Ash Cabinetry and Mantle
- Gas Log Fireplace
- 3" Window Shades

### Kitchen:

- 5 Burner Gas Stainless Steel Cooktop (1 year old)
- Microwave Oven
- Stainless Steel Oven
- Single Cavity Undermounted Stainless Steel Sink
- Restaurant Style Faucet
- Quartz Surfaces (1 year old)
- Custom Counter Backsplash
- Over / Under Cabinet Lighting

### Laundry:

- Granite Surface
- Stainless Steel Sink

### Office:

- Granite Desk Surface
- Custom Cabinetry

### Second Story Bedrooms (3):

- Built-in Desks in Kids Room
- New Faucets in Kids Adjoining Bathroom
- New Carpet in All Three Bedrooms

### Second Story Family Room:

- New Carpet
- Custom Cabinetry

### Billiard Room:

- New Carpet

### Pool / Spa:

- Replastered Last Year
- Upgraded Pool / Spa Heater