

# 4917 Evergreen Street

2021-2023 Upgrades

## Whole House:

- All LED lighting, including all designer fixtures, cans and ceiling fans
- Premium European engineered oak flooring and tile (no carpet)
- Interior paint throughout
- All new Anderson 100 Low E Windows
- All new Sierra Pacific 8' exterior doors
- Exterior paint
- All baths plumbing upgraded to PEX
- Garage with epoxy flooring a custom cabinetry work bench/storage

## Exterior:

- Premium turf, entire backyard
- Outdoor kitchen with built-in grill & metal pergola
- Perimeter fence lighting, fence replaced in 2020
- Designer LED exterior light fixtures
- Automatic sprinkler system in front yard
- Refinished oak staircases (2) with custom iron railings
- A/C units replaced 2017

## Kitchen:

- Premium Thermador appliance package includes:
  - o Dual fuel 48" range with 6 gas burners, 2 induction burners, steam oven, convection oven & warming drawer
  - o 18" wine column, 30" refrigerator column & 18" freezer column
  - o Panel ready, upgraded dishwasher
  - o Microwave drawer
  - o Custom Venetian plaster hood with hood insert
- Custom European frameless cabinetry, all soft-close, lifetime warranty
- Custom cabinetry inserts including mixer lift, charging drawer, toe kick drawer, double trash pullout, utensil pullout and drawer dividers
- Butler's pantry with glass display cabinet and full height pantry cabinets
- LED up and down lighting in kitchen and butler's pantry
- Calacatta Gold Extra perimeter countertops and book matched backsplash; Quartz island countertop with double waterfall
- 4 stage reverse osmosis water filtration system
- Brizo plumbing fixtures

## Living Room, Wet Bar, Powder Bath:

- Custom electric fireplace with quartzite & shiplap surround, recessed television
- Wet bar with custom rift cut oak European frameless cabinetry, all soft-close, lifetime warranty
- Custom cabinetry inserts including liquor bottle pullout and drawer dividers
- Wet bar features suspended steel/glass shelves with LED lighting
- Brizo plumbing fixtures
- Quartz countertops with designer tile backsplash to ceiling
- Powder bath with custom floating quartz sink, backlit mirror and designer pendant lighting

## Primary Bed/Bath:

- Completely remodeled bathroom (2021) with Carrara marble tile & countertops throughout
- Dual 8 foot vanities; European frameless cabinetry, all soft-close, lifetime warranty
- Cabinets feature drawer dividers, organizer pullouts and built-in hair tool pullout with outlet
- Designer pendant and chandelier lighting
- Large frameless glass shower with freestanding bathtub
- Brizo plumbing fixtures throughout
- Massive walk-in closet with custom built-ins and storage drawers
- Large bedroom with tray ceiling and designer chandelier

## Secondary Beds/Baths:

- All baths completely remodeled 2022-2023; all new PEX lines
- Custom cabinetry, all soft-close, lifetime warranty
- Quartz and Calacatta Gold Extra countertops
- LED can lighting and designer sconces
- Delta matte black plumbing throughout
- Walk-in closets with floor to ceiling custom built-ins
- Garage apartment (Bed 5) features a built-in entertainment center, desk and refreshment center