

## 4727 Shetland Upgrades

### INTERIOR:

- Extensively remodeled and open floor plan created
- Vaulted/raised ceilings in living, dining, and primary bedroom
- Newly refinished and/or new oak wood floors throughout (excluding baths, utility room and primary closet)
- New double-pane, Low-E windows throughout
- All new interior and under-slab plumbing (interior pipes in attic are insulated)
- All new electrical including whole house surge protector
- New furnace, evaporator coil, Nest thermostat, and all new ductwork
- Two sets of new double-paned French doors in living room and primary bedroom
- New recessed LED lighting throughout most of the house and new light fixtures
- New plumbing fixtures and hardware
- New soft close cabinets and drawers in kitchen
- Newly painted interior

### EXTERIOR:

- New front door and hardware
- Fully fenced and re-graded backyard, with new back and side fence
- New landscaping in front and back
- New walkway with concrete pavers and gravel
- Full yard sprinkler system
- New Gutters
- New pedestrian door to garage
- New garage door opener
- New front and back light fixtures
- New covered outdoor living area with wood burning fire place
- 2 new Twin Eagles 61" 3500W electric heaters
- Twin Eagles 36" wood pellet grill and smoker with rotisserie
- Stainless steel under counter refrigerator
- 24kw standby generator with auto switch (runs all home systems in the event of a power outage)
- 16 x 23 custom pool/spa with in floor cleaning system, gas heater, electric chiller, sheer decent waterfall, colored LED underwater and accent lighting, gas fire bowls
- New synthetic turf installed in rear yard
- Automatic gate
- Newly painted exterior

### KITCHEN:

- New quartzite and quartz countertops
- New tile backsplash in herringbone pattern
- New large granite sink with new disposal
- New stainless refrigerator, microwave, and professional grade range and dishwasher
- New vent hood
- New island with breakfast bar and cabinets with pull-out drawers

Custom built in pantry with shelves and pull-out drawers  
Quite close cabinets and drawers with under cabinet lighting  
New designer pendants  
New dual temperature wine refrigerator  
New recessed LED lighting  
New oak wood floor

**FORMAL DINING ROOM:**

Vaulted ceiling  
New chandelier  
New recessed LED lighting  
Refinished oak wood floor

**LIVING ROOM:**

Vaulted ceiling  
New double-pane French doors overlooking backyard  
New recessed LED lighting  
Wiring for ceiling fan  
New oak wood floor

**MASTER SUITE**

New frameless glass shower  
New free-standing tub  
New honed quartzite countertop  
New vanity with two under-mount sinks  
New cabinets and drawers  
New tile floor  
New recessed LED lighting and light fixture  
New plumbing fixtures  
New mirror

**POWDER ROOM (FULL BATH)**

Quartzite countertop  
New custom vanity with under-mount sink  
New marble floor  
New shower with frameless glass  
New plumbing fixtures  
New light fixture  
New framed mirror

**BEDROOMS 2 & 3:**

New ceiling fan  
New or refinished oak floor

Remodeled and enlarged closets with built-in dresser and shelves

**STUDY / 4<sup>TH</sup> BEDROOM:**

New recessed LED lighting and new light fixture  
Newly refinished oak wood floor  
New closet with built in shelves

**HALL BATH:**

New tub and tile surround with sliding glass door  
New quartz countertop  
New vanity with two under-mount sinks  
New recessed LED lighting and light fixtures  
New tile floor  
New plumbing fixtures  
New mirror with frame

**BREAKFAST AREA / MUD ROOM:**

New chandelier  
New cabinet with hooks and bench below with cubby storage  
New oak wood floor

**UTILITY ROOM:**

New upper and lower cabinets  
New quartz countertop  
New light fixture  
New hanging rod  
New tile floor