

**17306 Rothko Lane
Updates & Upgrades**

Whole House:

- Tankless Waterheater
- Sprayfoamed Attic for Efficiency
- All New Double Insulated Windows.
- Brick and Hardiplank siding.
- All drywall was refloated and textured
- All new Exterior Paint from Sherwin Williams
- All new Interior Paint from Sherwin Williams
- New Exterior Lighting
- Hardwired/battery backup smoke detectors and carbon monoxide detectors
- New Driveway, sidewalks and back patio

Flooring:

- 12"x24" Honed Carrara Marble floors from Arizona Tile through out the first floor as well as all second bathrooms
- 3/4" x 5" wide Brazilian Cherry hardwood floors through out upstairs hallways, landings and game room which were just finished in July.
- Extremely Plush Stain Resistant Carpet from Shaw

Hardware:

- Emtek Norwich Rectangular cast bronze door knobs in polished chrome.
- Emtek Norwich cast bronze cabinet pulls in polished chrome.

Trim:

- Iron Doors for all Exterior Doors (8' for front and patio with 6'8" for side entry.
- Fire rated Jeldwen 2 panel door to garage.
- All new Jeldwen 2 panel interior doors (8' on first floor and 6'8" on second floor).
- 6" based boards throughout the house.
- New attic stairs

Staircases

- Custom U-shaped front staircase with landing done with 1" Brazilian Cherry hardwood stair treads, custom Brazilian Cherry handrails and newel posts.
- Back staircase has 1" Brazilian Cherry hardwood stair treads with metal handrail.

Formal Study

- Original mantel with the addition of Quartzite hearth and Samsung FrameTV.
- Hunter Douglas Duetto shades.
- Traditional can light fixtures with LED bulbs
- Hunter ceiling fan.
- Pottery Barn custom lined drapes and rods.
- CAT6 Ethernet Wiring and Coax Cable
- CAT6 Extensive Crown Moldings

Office

- Ethernet Wiring and Coax Cable

- Extensive Crown Moldings
- Hunter Douglas Duette shades.
- Traditional can light fixtures with LED bulbs

Formal Dining

- Traditional can light fixtures with LED bulbs
- Pottery Barn custom lined drapes and rods.
- Beautiful Crystal Chandelier
- Extensive Crown Moldings

Kitchen

- Five Star dual fuel 60" Stainless Steel range with 6 burners, griddle, grill and two 30" ovens.
- 60" lighted and vented rangehood with 12" vent dual fan.
- Two ultra-quiet Bosch dishwashers (one in kitchen and one in the bar area)
- Bosch microwave drawer
- Kitchen was designed to accommodate Subzero refrigerator and freezer.
- Frigidaire Professional Series 30" Column Refrigerator with filtered water.
- Frigidaire Professional Series 30" Column Freezer with dual ice buckets.
- Custom inset cabinetry
- Quartzite countertops in kitchen, Bar, and Pantry.
- Kohler Purist faucets in kitchen and bar area.
- Elkay Undermount stainless sinks with basin racks
- ¾" horsepower quiet garbage disposals on kitchen and bar sinks
- Crystorama pendant light over sink.
- Crystorama Broche chandelier over kitchen table.
- Traditional can light fixtures with LED bulbs
- Hunter Douglas Duette shades.
- Undercabinet lighting.
- 24" undercabinet wine and beer refrigerator in bar area.
- Baseboards and crown molding.

Family Room

- Traditional can light fixtures with LED bulbs
- Pottery Barn lined drapes and rods
- Custom fireplace surround with LG Smart TV mounted with ethernet and cable box wired in the back.
- Quartzite hearth.
- Hunter Douglas Duette shades.
- Traditional can light fixtures with LED bulbs
- CAT6 Ethernet Wiring and Coax Cable

Half Bath

- Restoration Hardware Mirror
- Traditional can light fixtures with LED bulbs
- Ducted vent fans
- Kohler Memoir toilet.

Master Bedroom

- Pottery Barn lined drapes and rods.
- Traditional can light fixtures with LED bulbs
- Hunter Douglas Duette shades.
- Hunter ceiling fan.

Master Bathroom:

- Kohler Anthem Digital Shower system with 1 Watertile Rain head with 4 x 22 nozzle sprayheads, Rainfall shower head in ceiling, 3 x Square Watertile with 54 nozzles, 3 x Square Watertile with 22 nozzles, and one Shift handheld two function handshower.
- Kohler Anthem Digital Tub Control with deckmount DTV control for Laminer Ceiling Tub Fill and deck mount Shift handheld two function handshower.
- Carrara Marble countertop with leather finish used for the master tub deck and shower Seat with a waterfall effect on both.
- Kohler Memoir toilet.
- Carrara Marble tile shower floor, walls and ceiling.
- Carrara Marble countertop with leather finish for countertops.
- Custom shower door with movable transom
- Custom inset cabinetry
- Ducted vent fans
- Traditional can light fixtures with LED bulbs
- Crystorama Bromley sconce lights mounted on mirrors for sinks and makeup counter.
- Full mirror counter to ceiling above vanities.

Secondary Bathrooms:

- Kohler Purist shower and tub filler fixtures with separate shower valve and temperature control valves.
- Kohler shower doors.
- Kohler Memoir toilet.
- White subway tile surrounds.
- Carrara marble countertop with leather finish used for all bathroom countertops.
- Custom inset cabinetry for all secondary bathrooms.
- Ducted vent fans
- Motion sensing Leviton light switches for vanity areas.
- Humidity switches in shower areas.
- Traditional can light fixtures with LED bulbs for shower areas.
- Vanity lights
- Lighted mirrors with color control and defogger.

Game Room

- Carrara Marble Countertop with Leather finish used Game Room Bar area.
- 24" undercabinet wine and beer refrigerator in bar area.
- Hunter Douglas Duette shades.
- Traditional can light fixtures with LED bulbs
- Hunter ceiling fan.
- CAT6 Ethernet Wiring and Coax Cable

Screened Porch:

- Traditional can light fixtures with LED bulbs
- Hunter ceiling fan.
- CAT6 Ethernet Wiring and Coax Cable