

Remodel Upgrades in 2018

Structural, Electrical and HVAC

Hardwired security system (Owned)

All New copper plumbing

All previous electrical wiring removed and replaced with copper

New insulation & duct work throughout house

Living Room Ceiling Reinforced with Steel Flitch Beam

Doubled up support beams across den and Living Room Ceilings

Doubled up Framing in living and dining rooms

Termite treatment of all exposed wood and foundation penetrations

3 Zoned Air Conditioning system

Entire A/C Ductwork replaced with new Flexduct

Kitchen -

Under counter dimmable lights

Thermador stove/oven

Sharp drawer microwave

High powered exhaust fan

Thermador dishwasher w 3rd rack

Custom Cabinetry

All soft close drawers & cabinets

Pullout cooking utensil holder

Pullout corners for extra storage in dead space

Upper corner cabinets designed to utilize dead space

Over refrigerator - storage for cookie sheets, cutting boards, large platters

2 "Pencil" drawers

Pantry - full use of shelves, no support in corner taking up space

Built in spice rack

Plugs - GFCI with reset located conveniently in laundry room

USB plugs at island

Under sink - pull out drawer for easy storage of cleaning supplies

Utility Room

Storage cabinet, shelves on one side, open on the other for tall items storage - brooms, mops, etc

Exhaust fan

GFCI switches

½ Bathroom with Gas Range Access (small “door”)

Living Room

Live edge custom designed cedar mantle

Artwork spotlights w dimmer over mantle

½ Hot switches for lamps, Christmas tree

Corner has multiple plugs at different levels for wine cabinet, lighted artwork

Undercounter cabinets on den side for storage

Recessed bookshelf into primary closet

Electronics access to primary closet

Primary Bedroom

Dimmable reading lights over bed

Mahogany barn door to bathroom

Primary Bathroom

Deep soaking tub w fast fill feature

Extra water pressure

Shower – infinity drain

Hidden niche for shampoo, soap, etc

Built in cabinet on countertop

Safety feature – dimmable under cabinet lights

Window – single pane, crank out

Soft close drawers throughout

Primary Closet

Built in dresser with light overhead

Built in shoe rack

Long mirror

Built in bench w drawer

Plug for iron/steamer

Upstairs

All new door frames and doors

New Crown Molding and baseboards

New hardwood floors

Study

Hardwood pine floor

Custom built office desk with glass top

Printer drawer w access to electric plug

File drawers

Pencil drawer
Large cabinets with pull out drawers

Bathroom

Custom linen closet w shelves and storage for tall items (vacuum, broom, mop, etc.)
Louvre doors

Extra storage

Oversized walk through closet connecting 2 rooms

Outside

Rain Bird irrigation system
Porte Corche – recessed lights
wrought iron gate
Pin lights under the eaves – on a timer
Outdoor kitchen
Gas grill
Gas burner
Storage
Granit countertop
Stone façade
Accent lighting
Spot lighting for cooking/grilling

Pool with Spa

Newly replastered
New coping
New decking

Firepit

Gas
Stone façade