

ask the Sellers

FEATURES at 2327 Elmgate

EXTERIOR:

Replaced exterior siding w/ a modern hard plank, painted exterior and replaced exterior doors/windows
Completely new oversized patio with gas/water lines installed for your future outdoor kitchen
Brand New 16x7 glass sliding door that leads to the patio
Extensive front and rear landscaping and sod, tiled back porch
All perimeter fencing pressure washed and stained/painted
Weathered wood color 30-year composite shingle roof replaced approx. 4 years ago (*per prior seller)
New gutters and drainage along rear roof line
Undermount soffit lighting in the front of the home

INTERIOR:

Kitchen:

Modern designed dove slim shaker cabinetry with ample cabinet and drawer space and soft close
Features High end 36" dual fuel gas 220v slide in range
Stainless appliances: insert style vent hood, dishwasher, 100% sink Square edge
Quartz countertops with a waterfall island along & quartz as your backsplash
Hardware package: modern drawer pulls, black high arc faucet, stylish lighting
Under cabinet lighting
Large cabinet pantry and built-in microwave shelf

Primary Bath and Closet:

Square edge Quartz countertops to match the rest of the house
12" x 24" dark grey porcelain tile flooring with light grey grout
12" x 24" marble-look porcelain shower and tub surround with light grey grout
New undermount rectangular sinks and classic look single hole black faucets
New gold mirrors and sleek vanity lighting, recessed can over shower
New toilets and all new plumbing hardware
36" height vanity with gold hardware
2 primary closets with built in shelving and ample mixed height hanging space

Half/Secondary Baths:

Square edge Quartz countertops to match the rest of the house
12" x 24" dark grey porcelain tile flooring with light grey grout
Classic white subway tub/shower surround in 2nd floor bathroom w/ light grey color rout
Large 12"x24" marble-look porcelain shower surround in downstairs guest bathroom
New undermount rectangular sink and classic look single hole black faucets
New mirrors and sleek vanity lighting, recessed canned light installed over tub/shower(s)
New toilets, tub and black faucet hardware
36" height vanity with black hardware and soft close feature

GENERAL:

Repainted all surfaces (ceilings, doors, sills, walls, closets, moldings)
Wide plank French oak style laminate hardwood throughout all living spaces and the primary bedroom
New nickelfan/light fixtures throughout home and added ~30 canned light to living and bedroom areas
Completely new HVAC system including ducting and insulation
All carpeting and padding replaced in existing carpeted areas
Updated electrical wiring and service panel (all copper and ground)
Replacement of water supply lines with PEX (retired the galvanized lines)