



2011 Viking Drive

Remodel Specifications

Interior:

- 3 Bedroom 2.5 Bath with Home office/ flex room (with closet)
- Dimmable LED recessed lights through out (adjustable light color temperature)
- All solid core interior doors
- 5 1/2" wooden baseboards and crown molding
- All new single-hung vinyl Low-E Windows
- 9' Ceilings throughout (Laundry and powder room 8')
- French Oak Engineered wood floors with rich, natural wire brushed finish (1/2" thick, 6.5" wide random length boards)
- Ring doorbell camera and smart chime
- Matching upgraded Kwikset deadbolt locks/knobs on all exterior doors (with smart re-key)
- Kwikset Smart Code 270 keypad entry lock set

Living room:

- Open to kitchen with spacious TV wall (in-wall blocking makes for easy TV installation)
- Convenient half bathroom serves common areas (living/dining/kitchen)
- Stylish/functional three blade (solid wood) remote controlled ceiling fan

Kitchen/Dining:

- Custom built wooden cabinets feature:
- Durable, easy to clean enamel finish, soft close Blum hinges/rollers, adjustable shelving, and aluminum pulls/knobs
- Thoughtful combination of storage drawers (spices, utensils, cookware) and large doors with adjustable shelving
- Solid white-oak floating shelves and matching vent hood trim
- Oversized island workstation with storage on both sides
- Pantry with custom shelving
- Quartzite countertops with honed marble backsplash
- Champagne bronze 21" pull-down Kraus kitchen faucet
- Above range pot filler
- Heavy-gauge stainless single-basin sink, with beveled bottom and grid
- In-Sinkerator Stainless 3/4HP garbage disposal
- Dimmable chandelier
- Accordion style solid fiberglass insulated patio doors open outward and create an 8' opening (can also use single swinging door for quick access)

New Appliances:

- Built-in 23 bottle dual zone wine refrigerator (Edgestar Model: CWR263DZ)
- 36" Kitchen Aid commercial style six-burner Smart range/oven Model: KFGC506JSS
- 36" built-in gesture sensing 4 speed vent hood with max 970 CFM's and built in LED work lights
- Built-in 24" Kitchen Aid Drawer Microwave Model: KMBD104GSS
- 24" Kitchen Aid top-control dishwasher with stainless tub, towel bar, third rack, and 39dB sound output

Home Office/Flex Room:

- Large solid French doors for desired level of privacy
- Large window with view of turf patio/backyard
- Closet with custom shelving and electrical outlet (for printer/modem/electronics)
- Additional entry door for easy access to hallway bathroom and bedrooms
- Could be used as an additional bedroom

Primary Bedroom:

- Dual walk-in closets
- Large built-in storage cabinet (shoes, handbags, linens, etc.)
- 3 Speed ceiling fan
- TV wall with in-wall blocking for easy installation
- Large windows and French doors leading to turf patio
- French doors have integrated in-glass blinds for privacy control

Primary Bathroom Features:

- Large format porcelain tile floor
- Spacious walk-in shower, with rain style shower head and enclosed with 80" tall sliding frameless glass
- 59" soaking tub with high-flow, in-floor filler valve/sprayer nozzle, and convenient quartz window ledge
- Large privacy glass picture frame window for natural light
- Oversized vanity with matte finish quartz countertop, double sinks, wall-mounted toiletry cabinet, natural finish wood frame mirrors
- Moen/Delta fixtures
- Separate water closet for toilet

Secondary Bedrooms:

- Spacious double-door closets with shelves
- Ceiling fans

Secondary Bathroom:

- Large double vanity
- 60" tub/shower
- Moen/Delta fixtures

Utility/Laundry:

- Allows for installation of either top-load OR front-load washing machine
- Insulated walls for noise-cancellation
- Gas dryer connection
- Recessed dryer vent connection for tidy installation
- Extra GFCI outlet on door-side wall can be used for a clothes iron, steamer, etc.
- Large overhead utility/linen cabinets and laundry shelf with clothes rod
- Large stainless utility sink with Kraus flexible sprayer faucet

Exterior:

- 14x7 Front porch/landing with herringbone brick detail
- Dimmable under-soffit recessed LED lights for a glowing affect
- Large exterior sconce lights (front and back) for additional lighting
- Attached two-car garage with large 17x7 door opening
- Garage ceiling has drop down stairs for attic storage access
- New Wifi/Mobile App controlled Liftmaster jackshaft garage door opener (Model 98022) quite operation and no "ugly" ceiling mounted opener in the way
- New 7' Cedar privacy fence
- New 540 SF premium artificial turf patio deck (concrete base)
- Black star gravel walkway
- Newly installed grass sod (front and back yards)
- Crushed granite along East property line for easy maintenance
- Hard piped, in-ground drainage to street
- Upgraded 6" seamless aluminum gutters on all sides
- Painted Brick and cement board siding, trim, soffit, and fascia. NO exterior wood to maintain
- Custom cement board shutters on front windows

Mechanical/Structural:

- New Carrier 5 Ton air conditioner, 15 SEER Model: GA5SAN46100W with 10 year parts warranty, 1 year labor warranty
 - New Carrier 110,000 BTU gas furnace Model: 58sc0b110m21-20 with 10 year parts warranty and 20 year heat exchanger warranty, 1 year labor warranty
 - ALL new flexible insulated air ducts
 - ALL new R13 batt insulation in ALL exterior walls and R39 blown-in insulation throughout attic
 - ALL exterior doors and windows are sealed with poly foam
 - ALL new drywall in the entire house (walls and ceilings) including garage
 - New Navien NPE 2:A2 240 Tankless water heater (in-attic direct vent) with water circulation system for nearly instant hot water 199,000 BTU
 - ALL new roof plywood decking with radiant barrier reflective lining
 - ALL new GAF Timberline HDZ 35 year laminated architectural shingles with synthetic underlayment
 - Perforated cement board soffits for maximum airflow to ridge vents
 - ALL new electrical wiring, outlets, and service panel/breakers
 - Whole home surge protector
 - New exterior (buried) and interior gas lines
 - ALL new Pex plumbing water supply lines
 - ALL new PVC drainage/sewer lines with extra cleanouts
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