

10319 SHADY RIVER DR | SELLER UPGRADES

1. Purchased in October, 2015 – Renovation activities below:
 - a. Took down walls in front courtyard and removed brick walls to open up front and landscaped.
 - b. As you entered the front door, there was a long room to the left where we added a wall and recontoured the ceilings to make a study and dining room. Installed mahogany French doors in the study that open up to the courtyard.
 - c. Replaced all interior walls with solid core doors.
 - d. Replaced custom millwork throughout the house.
 - e. Floors were a red brick in the front entryway and hallway, and we tore out and put in wood floors.
 - f. Removed the entire A/C system, including duct work, and installed a 5-ton Trane A/C unit
 - g. Raised the floor in the den and added wood floors.
 - h. Bedroom next to the master had a doorway connected to the master which we took out.
 - i. Remodeled the hall bathroom and cabinets and replaced all vertical plumbing with PVC or PEX lines.
 - j. First master bathroom and closet renovation – removed the built-in chest in the bedroom and the original bathroom cabinets and added two stand-alone vanities.
 - k. Removed the middle wood partition in the middle of the master closet.
 - l. Removed parquet flooring and vinyl tile and installed $\frac{3}{4}$ in plank wood floors in the bedrooms.
 - m. Remodeled the closets in the bedrooms.
 - n. Refinished the wood floors in the in-law suite.
 - o. Repainted the interior walls of the entire house.



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2. Renovations for 2019-2020:

- a. Complete renovation of kitchen, living room, knocked down multiple walls, installed power beams and opened up all case openings.
- b. Added all of the dark stained wood that is in the den, dining room and porch room.
- c. Repainted the walls in den, kitchen, and dining rooms.
- d. Added the bookshelves and cabinets in the study.
- e. Remodeled the swimming pool and spa – equipment, tile and coping, plaster and plumbing.

3. Renovations for 2022-2024

- a. Remodeled the master bathroom.
- b. Remodeled the laundry room and bathroom. There was a door with windows in the toilet room that we removed.
- c. Added the hallway from the driveway side entry and new entry to the garage from the hallway instead of having to go outside and walk to the door by the pool to enter the in-law suite.
- d. Remodeled the in-law suite by removing the kitchen and bathroom.
- e. Added new A/C
- f. Moved the electrical panel to accommodate the entry door to the in-law suite.
- g. Added new hot water heater.
- h. Added the cedar overhang on the front porch.
- i. Replaced roof.
- j. Replaced garage door.
- k. Painted the entire exterior of the house.
- l. Repaired or replaced all rotted/damaged wood with new materials.
- m. Modified and added new landscaping in front and back yards.
- n. Installed new pavers on covered patio.



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