

3719 Montvale Drive – Upgrades List
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Overall Upgrades:

- New Roof | GAF Timberline 30-year, 3-Tab Architectural Composition shingle
- New Windows | Double Pane SolarZone Elite Low-e Glass
- New Blinds and Window Coverings
- New Carpet | ½” 8lb pad
- New Luxury Vinyl Flooring | 8mm w/Quiet Back and Anti-Microbial Coating; Waterproof
- New Paint | Walls, Trim & Baseboards throughout (Walls – SW9173 Shiitake, Primary Bath Cabinets – SW6519 Hinting Blue, Fireplace – SW6178 Clary Sage)
- New Dual-Panel interior Doors
- New Door Hardware throughout
- New Lighting Fixtures throughout
- New Combo Smoke/CO Detectors in Bedrooms and Living Areas (5 total)
- New Plumbing Fixtures throughout
- UPONOR PEX plumbing lines
- NEST Thermostat
- Foundation repair by Allied Foundation with lifetime transferrable warranty
- Under slab plumbing re-route
- Full Gutters w/ Leaf-guards
- Large Covered Patio Areas
- New Patio Fencing
- New Water Heater
- Energy Efficient Attic Tent and Step Ladder

Kitchen Upgrades:

- New S/S Appliances | 5-Burner Gas Cooktop, Chimney style Vent hood, Electric Wall Oven with upper Microwave/Convection Oven
- Quartz Counter tops w/large breakfast peninsula
- Herringbone design tile backsplash
- New Shaker Cabinetry
- New 4” Cabinetry hardware



Primary Bath Upgrades:

- Enlarged Shower with New plumbing hardware and dual niche
- New Shower Glass Enclosure
- New Tile in all wet areas
- New Toilet
- Quartz vanity top
- New Dual Sinks w/New hardware
- New Mirrors
- Luxury Wallpaper accent at Vanity
- Custom shelving niche in Closet
- Refinished Cabinetry
- New 3" Cabinetry hardware

Main Bath Upgrades:

- Quartz vanity top
- New sink and plumbing hardware
- New Mirror
- New Slider doors on linen closet
- Refinished Cabinetry
- New 3" Cabinetry hardware
- New Delta 800 Plumbing hardware
- Luxury Vinyl Waterproof Flooring

