

6202 Rutherglenn Dr.
Home Improvements

Structural and Systems Upgrades

- **Plumbing:**
 - Updated and repaired sanitary sewer lines under the home
 - Installed all new sanitary sewer vents
 - Replaced plumbing with new PEX throughout
 - Installed a new 40-gallon hot water heater
 - Relocated washer and dryer hookups from the garage into the house, with a new gas line

- **Electrical:**
 - Rewired entire home with all new copper electrical wiring
 - Added new LED lighting, including can lights on dimmers
 - Updated switching

- **HVAC and Insulation:**
 - Installed new mechanical ducts throughout
 - Added new exhaust fans for primary and hall bathrooms
 - Installed a new kitchen vent hood
 - Added blown-in insulation for the attic and new insulation on exterior walls where sheetrock was replaced

Interior Layout Enhancements

- Reimagined floor plan with permitted drawings and passed inspections:
- Enlarged the primary shower with a bench, plus his-and-hers vanities and custom solid wood cabinetry
- Added a built-in closet system in each bedroom
- Expanded hall storage and hall bathroom
- Reconfigured hallway for better flow
- Filled in an old doorway from the living room
- Raised the sunken den to create a new home office space with a storage closet
- Converted the old dining room into a butler pantry and dry storage pantry
- Redesigned kitchen, dining, and living spaces with 12' vaulted ceilings featuring a white oak wood beam
- Added an 11' kitchen island with new LED pendant lighting
- Created a new utility room with built-in storage
- Designed a mudroom with built-in storage
- Fully updated powder bath with new finishes and layout

Interior Finishes

- **Flooring:**
 - New wide plank engineered white oak flooring throughout
- **Bathrooms:**
 - New tile finishes in all bathrooms
 - Refinished the original deep cast-iron tub in the hall bath
 - Installed two new solid wood vanities in the powder and hall baths
- **Cabinetry and Countertops:**
 - All built-in cabinets are custom-designed solid wood
 - New quartz countertops and backsplash in the kitchen
 - Added a custom quartz shelf and solid wood floating shelves in the kitchen
- **Walls and Trim:**
 - Mostly new sheetrock with all new texture and paint
 - New solid wood base and trim throughout
 - Refinished mineral lime wash on the living room fireplace
- **Doors and Hardware:**
 - Installed new solid core wood doors throughout the interior
 - Upgraded hardware throughout
- **New kitchen appliances:**
 - Kitchenaid Stove/range oven
 - Kitchenaid Built-in microwave
 - Kitchenaid Dishwasher
 - Wine fridge

Exterior Upgrades

- **Exterior Enhancements:**
 - New mineral lime wash painted brick
 - Painted fascia and trim
 - Installed new double-pane insulated windows and slider window/door
 - Upgraded all exterior doors, including a solid mahogany front door with frosted glass and sidelights
- **Landscaping and Outdoor Features:**
 - New landscaping with plants, steel edging, and mulch
 - Removed old dead trees and installed new grass
 - Added new gutters and downspouts
 - Installed new exterior lighting, flood security lighting, and an exterior fan
 - Added new address numbers and a mailbox