

Updates to 2307B McDuffie St (2020-2025)

All House

- New American Standard SEER 14 air conditioners installed for lower levels (2023) and upper levels (2024). 10-year warranties are transferrable to seller.
- Hardwood floors added on upper floors (2020), existing hardwood floors re-stained to match (2021)
- Lutron Caseta smart lighting/fan system.
- USB power outlets installed in guest bedroom, master bedroom, and living room. All GFCI outlets, standard power outlets, standard light switches, and dimmers have been updated/replaced.
- Google Nest thermostats and smoke/carbon monoxide detectors.
- Recessed color-select LED lighting installed throughout house.
- House hardwired for ADT alarm system. Blue by ADT system installed and will stay with house.
- Schlage Custom Latitude matte black door handles.
- Roof access door replaced after Hurricane Beryl (2024), various other roof maintenance/sealing performed at the time. Roofing contractor advised not replacing roof at the time, noted it has 5 more years of life.
- Courtyard edging installed 2022
- Backyard fence to the south replaced by neighbor in 2020. Backyard fence to the east replaced by new construction developer in 2023.
- Active membership for 2025-26 year to Vermont Commons constable patrol (out-of-town monitoring, expedited responses)

Garage

- MyQ garage door opener/camera, supports Amazon Key garage deliveries
- New paint (2025)

Guest Bedroom

- New tile flooring, baseboards, doors, ceiling fan, paint (2022)

Guest Bathroom

- Full renovation – new custom cabinetry, tile flooring, Kohler comfort height w/skirted base toilet, tub, fixtures (2022)

Kitchen

- Granite countertops and range installed by previous owner in 2013
- GE microwave (2020)
- Kitchen Aid dishwasher (2022)
- Kitchen Aid refrigerator (2023)
- Cabinets painted, new hardware added (2025)

Powder Room

- Toilet replaced - Kohler comfort height w/skirted base (2020)
- Full renovation – extended space, new vanity, door, and Daltile marble floor (2021)

Living Room

- Updated built-ins to Shaker-style cabinetry which hide AV equipment, lowered mantel, added new Daltile fireplace tile, fully adjustable 65” TV mount, ceiling fan, and new paint. (2021)
- Gas log fireplace installed (2021)

Office/Laundry Room

- Added French doors to laundry room (2021)
- New tile floor and Shaker-style cabinet doors (2022)

Master Bedroom

- New doors, ceiling fan, paint (2020)
- Added balcony door blinds (2021)
- Updated built-ins with Shaker-style doors and new hardware (2022)

Master Bathroom

- Tub and shower with PEX plumbing, granite countertops, and fixtures replaced by previous owner in 2016
- Toilet replaced - Kohler comfort height w/skirted base (2024)
- Cabinets painted, new hardware added, walls painted (2025)