

# List of Improvements

## THROUGHOUT

- On demand hot water system
- New electrical and plumbing
- Solid white oak floors in herringbone pattern upstairs
- Brick floors in herringbone pattern downstairs
- New doors (both levels)
- New windows (upstairs)
- Recessed ceiling lights on dimmers
- Hardwired smoke detectors
- Vivint home security system with video door bell and security cameras in front of house
- Keyless exterior door locks
- Removed fire sprinkler system upstairs and replaced fire sprinkler system downstairs

## KITCHEN

- Unified kitchen and dining rooms
- Skylight for increased light and ventilation
- Custom cabinetry that goes all the way to the ceiling for additional storage
- Integrated cabinetry panels on refrigerator and freezer
- Soft-close cabinets and drawers
- Open shelving in front of windows with designer lighting
- Pantry with cabinetry that matches kitchen cabinetry
- Beverage/ coffee station
- Toe kick drawers at base of cabinets in kitchen and pantry for storage of large serving platters, placemats, etc.
- Top of the line appliances
- Liebherr Monolith column refrigerator and column freezer
- La Cornue range
- Custom Vent-a-Hood range hood
- Miele self-opening dishwasher to more quickly dry dishes
- Quartz counter tops with ogee edge
- Blanco sink that resists stains and damage
- Instant hot water dispenser
- Dedicated, pull out trash and compost drawer
- New windows

## DINING ROOM

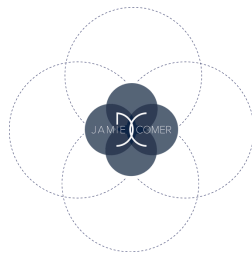
- Window seat and additional storage in bay window in dining room
- Book case with storage that coordinates with kitchen cabinets
- French doors
- Circa Lighting “artichoke” chandelier
- New windows
- Roman shades on bay windows

## PRIMARY BATHROOM (UPSTAIRS)

- Added new primary bathroom
- Separate shower + freestanding tub
- New toilet
- Toto Washlet toilet seat with bidet, heated seat, and touchless dryer
- New vanities with quartz counters and plenty of storage
- Recessed medicine cabinets with interior electrical outlets to recharge items such as electric toothbrush, beard trimmer, etc.
- New windows
- Extra-long wall niche in shower to hold more items
- Rain showerhead
- Rohl faucets
- Victoria + Albert freestanding tub
- Thibault wallpaper and coordinating roman shades
- Chandelier over bathtub and wall scones over each vanity
- Chevron tile floor
- Subway tiles in shower
- All glass shower enclosure
- Wooden wall panels and molding

## PRIMARY BEDROOM (UPSTAIRS)

- Reconfigured and expanded space
- Walk-in closet with Elfa closet system
- Washer and dryer in walk-in closet
- Roman shades with blackout pull shades
- Wall moldings
- Monochromatic paint design for modern look
- French doors walk-in closet
- Chandelier over bed
- New windows



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## **GUEST BEDROOM (UPSTAIRS)**

- Chandelier
- Cabinetry flanking wall
- New exterior door with privacy film
- Grass cloth wallpaper

## **GUEST BATHROOM (UPSTAIRS)**

- Modern shower surround
- Subway tiles
- Penny tile floor
- Shower niche
- New toilet
- New vanity with quartz countertop and plenty of storage

## **FRONT ROOM (UPSTAIRS)**

- Cabinetry with storage flanking fireplace in upstairs front room
- Gas fireplace insert
- New fireplace surround and mantel
- Wall of sheer curtains across windows to increase privacy and add softness
- Wall sconces
- Grass cloth wallpaper
- New windows that open in the middle pane for increased safety for children or pets

## **HALLWAY (UPSTAIRS)**

- New coat closet
- Wall sconces
- Pediments over doorways
- Striped wallpaper

## **MAIN ENTRYWAY/ STAIRS (UPSTAIRS)**

- Custom stair runner
- Lattice woodwork on walls that extends to upper landing
- Coved ceilings upstairs
- Replaced banister and spindles
- Chandeliers over stairs

## **FRONT GUEST BEDROOM (DOWNSTAIRS)**

- French doors
- CB2 Moon Chandelier
- New closets with doors and interior lights
- Wall mounted heating panels
- High ceilings
- Custom window treatments with pull down blackout shades and blinds
- Kitchenette cabinetry with open shelves and abundant storage
- Garbage disposal
- Refrigerator
- New quartz countertops

## **FRONT GUEST BATHROOM (DOWNSTAIRS)**

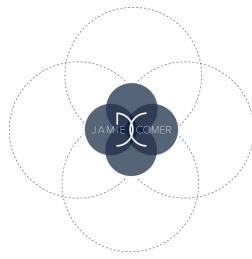
- Remodeled bathroom
- New toilet
- New vanity with quartz countertop and storage
- Large shower with niche
- Large format ceramic tiles in shower
- Wall sconces with large mirror
- Tile floor
- Wall mounted shelving

## **BACK LIVING ROOM + KITCHENETTE (DOWNSTAIRS)**

- Kitchenette cabinetry with open shelves
- Quartz countertops
- Garbage disposal
- Refrigerator
- Blackout roman shades on both windows
- High ceilings
- Wall mounted heating panels

## **BACK GUEST BEDROOM (DOWNSTAIRS)**

- New closets with doors and interior lights
- New lighting
- Wall mounted heating panel
- High ceilings
- Custom window treatment blackout curtains and blinds
- Grass cloth wallpaper



# List of Improvements

## **BACK GUEST BATHROOM (DOWNSTAIRS)**

- Remodeled bathroom
- New toilet
- Large vanity with marble countertop and storage
- Large shower with niche
- Subway tile in shower
- Wall sconces with mirror
- Tile floor

## **BACKYARD**

- Modern gate
- Wooden decking
- Added laser cut metal screens that provide design element and privacy
- Planters with beautiful, drought-tolerate succulents and flowers
- Planted shrubs between metal screens that will increase privacy as they mature

## **GARAGE**

- New garage door opener with two remotes, wireless keypad, and mobile app to control while away from home
- New separate furnace to heat downstairs separately from upstairs, as desired
- Electric vehicle charger
- New washer and dryer
- Double sided key lock on door to interior hallway
- Garage door lock bolt added for increased security