

# HOME UPDATES

## Interior

- New high end carpets throughout with thickest moisture barrier pads ( 1/2")
- Crown molding installed on all 3 floors
- Sonos whole house stereo system
- Soft close on all cabinets and drawers
- All hardware changed to oil rubbed bronze
- All lights changed to 22 year LED lightbulbs
- New AC
- Installed 2 new return vents and registers
- Installed vent from downstairs bath to outside
- Cleaned all ducts (2014)
- New security system installed with high end SPECO security cameras with remote access
- Whole house water filtration system installed
- Tankless water heater installed for unlimited hot water supply
- All hardwood floors sanded, re-stained, commercial grade coat

## Exterior

- Re-landscaped entire yard with 3 season floral blooms, hedges, evergreen trees
- New LED garden lights installed
- Light sensor timer installed
- Sprinkler system re-routed to conserve water
- Pavers re-sealed
- Deck stained
- Deck railings painted
- New ceiling fan installed on covered deck
- New roof (2017)
- Chimney re-painted
- Roof gutters extended

## Foyer

- Staircase hand re-built, iron balusters installed, handrail sanded and re-stained
- New column hand built and stained
- New high end carpet on stairs
- New chandelier
- Crown molding added
- Benjamin Moore paint

## Office

- Carpet removed, installed new hardwood floors, stained
- Crown molding installed
- Hardware changed to oil rubbed bronze

# HOME UPDATES

## Dining Room

- Carpet removed; installed new hardwood floors and stained
- Wainscoting installed to all walls
- Crown molding added
- New Benjamin Moore Paint

## Kitchen

- Center island removed, custom designed hand carved and stained island built with overhang for bar stool seating, trash receptacle, spice rack, and custom designed space for Advantium Speed Cook oven (2017)
- Professional Advantium Speed Cook Oven installed
- New high end Kitchen Aide refrigerator (2017)
- New disposal
- Crown molding installed
- New Benjamin Moore paint
- Reverse osmosis system for kitchen sink installed

## Family Room

- High end Fabrica Cotton Club carpets installed
- Crown molding installed
- New Benjamin Moore paint
- Hunter Douglas Silhouette blinds installed
- Can lights installed

## Living Room

- High end plush Cotton Club carpets installed
- Crown molding installed
- New Hunter Douglas shades installed
- Installed new ceiling lights

## First Floor Master Suite

- High end plush Lee carpets installed with 25 year warranty
- New black out blinds
- New designer window treatments and hardware
- Crown molding installed throughout bedroom and bath
- Ceiling lights installed
- Chandelier installed in master closet
- New shower head and hand held shower installed
- Double towel racks installed
- Benjamin Moore paint

# HOME UPDATES

## Laundry Room

- Mudroom locker hand built with craftsmen trim work, paint and stain to match hardwood floors
- New LG front load washer and dryer with pedestals ( cabinets lifted to fit pedestals)
- Crown molding installed

## First Floor Powder Rooms

- Wall light fixture removed, modern chandelier installed
- Crown molding installed
- Benjamin Moore paint

## Upstairs Bedroom 1

- Tear out carpet, install new hardwood floors and stain
- Crown molding installed
- New ceiling fan light fixture
- Euro glass doors installed in shower
- Benjamin Moore paint

## Upstairs Bedroom 2

- New carpet
- New ceiling fan with light fixture installed
- Crown molding installed
- Benjamin Moore paint

## Upstairs Bedroom 3

- New carpet
- Crown molding installed
- New ceiling fan and light fixture installed
- Benjamin Moore paint

## Fully Finished Lower Level

- Added new guest bedroom with closet ( installed drop ceiling, dry wall, closet) with crown molding, new carpet with moisture barrier protection pads and installed air return vents
- Gym room has professional quality gym floor installed with wall to wall mirrors installed and new Benjamin Moore paint
- New carpet with thickest moisture barrier pads installed throughout entire lower level
- Benjamin Moore paint throughout lower level

**Total Cost of Renovations: \$210,000**