

**2014-2017:** The following improvements took place

- Home gutted only 2<sup>nd</sup> & 3<sup>rd</sup> bedrooms stayed intact
- Livingroom/dining room/kitchen opened up using recessed microlam beam creating a seamless, open concept living space
- 200 Amp electric-interior wiring as necessary, Lutron rocker switches throughout
- Hi efficiency heating system
- New water heater
- Plumbing updated where needed
- Entire home insulated: walls, attic, garage ceiling
- All new poly grade millwork including solid, raised 6 panel doors, brushed nickel hardware
- Recessed lighting throughout
- Flooring
  - Upstairs: hardwood (refinished and replaced as necessary), tile,
  - Downstairs: manufactured hardwood, tile
- Anderson windows- wood interior, vinyl exterior
- Additional hallway & main closet created
- All baseboard heating replaced
- Architectural asphalt roof shingles
- Roof heating wires on rear of house and corner over slider to prevent ice dams-manually activated at electrical panel
- Oversized gutters for rear of house
- Drain pipes on right side of house drain underground to dry well in yard
- Cedar Impressions vinyl siding
- Paver patio and walkways
- Walkway, patio, deck lit by automatic or switch controlled lighting

## **Kitchen**

- Hardwood floor
- Curava solid surface countertops-resin with recycled glass and seashells
- 2 level center island
  - electric outlets, cable TV and USB outlets
  - recycling center
  - trash compactor
  - wired/switched for 2 pendant lights over breakfast bar
- Kraft Maid wood cabinets
- Gas stove
- Glass tile backsplash
- Workspace undercabinet lighting (1)
- Recessed lighting
- Windows feature fluted casings
- Stainless steel appliances (2019-2022)
  - GE Profile French door refrigerator left as gift
  - GE Gas stove-new July 2022
    - Built in Air Fryer
    - Steam clean
    - Convection

## **Family Room-added in 2015**

- 2 x 6 construction
- Recessed lighting
- Accent lighting for stone wall featuring gas fireplace
- Gas fireplace heats the room
- Ceiling fans
  - Switched for future light kits
- Cable TV hookup
- 2 skylights w/solar powered shades

- Slider to composite deck

### **Livingroom**

- Recessed lighting
- 2 cable TV hookups

### **Dining room**

- 2 additional windows added
- Recessed lighting and wall sconces
- French doors to family room

### **Bathrooms**

- Main bath
  - Tile
  - Granite
  - Solid surface countertop
  - Glass tub door
  - Kohler tub

### **First floor**

- Fully above ground
- Recessed microlam beam allowing an unobstructed front to back living space for media room, teen entertaining area, in-laws, au pair, etc.
  - Two double closets
  - Cable TV hook up
  - Recessed lighting
  - Fireplace (hasn't been used for over 30 years, working order unknown)
  - Utility sink in place allows for easy conversion to wet bar
- Bedroom
  - w/single closet and understairs, lighted storage
- First floor bath
  - Tile

- Solid surface countertop
- Glass shower door
- Oversized, zero entry tiled shower, river rock floor, bench, hand held shower head and wall shower head
- Laundry area
  - Speed Queen commercial washer left as gift
  - LG Energy Star dryer left as gift
  - Entry bench, shelf, coat hooks

### **Garage**

- Heated
- Electric door opener
- Circuit panel, hi-efficiency heating system, water heater located here.

### **Storage garage**

- Garage door entry
- Standard door entry
- Suitable for storage of car or boat only, no daily in/out