

Capital Improvements / Remodel Highlights / Custom Design Features

1. **AUGUST 2003 - New "ELK" Composite Roof Installed.**
2. **SEPTEMBER 2003 – CUSTOM "BOARD ON BOARD" 8" CEDAR PRIVACY FENCE INSTALLED..**
3. **JNE. – AUG. 2005 – ENTRY/GREATROOM/DINING ROOM REMODEL**
 - 3.1 All Entry lighting fixtures replaced.
 - 3.2 All Great room lighting fixtures replaced with custom chandeliers.
 - 3.3 Low Voltage/Art lighting installed.
 - 3.4 All corners in home "Bull-nosed".
 - 3.5 New Tape/Bed/Texture and Paint throughout.
 - 3.6 7" Baseboards added for trim.
 - 3.7 All electrical outlets replaced.
 - 3.8 All switches replaced with "Dacora" Rockers.
 - 3.9 Handsraped Hardwoods installed.
 - A. Great Room.
 - B. Study.
 - C. Dining Room.
 - D. Kitchen.
 - E. Family Room.
 - F. Bath Room (off Family Room).
 - 3.10 Study – Remodel
 - A. Custom Cabinetry and Bookshelves installed.
 - B. Lighting and Electrical Upgrades – Inclusive of wiring.
 - 3.11 Arches put in all walkways and pass-through.
4. **SEPT. 2005 – HALL BATHROOM REMODEL.**
 - 4.1 Soaker Tub installed.
 - 4.2 Custom Stone and Tile work installed.
 - 4.3 New Plumbing Fixtures.
 - 4.4 Crown Molding added.
 - 4.5 7" Base Molding installed.
5. **JNE. – AUG. – 2006 – MASTER BEDROOM AND BATHROOM REMODEL.**
 - 5.1 Master Bedroom & Bathroom Remodel.
 - A. Vaulted Ceiling Added To Master Bedroom.
 - B. Tape/Bed/ Texture/ Paint.
 - C. 7" Baseboards installed.
 - D. Custom Crown Moldings installed.
 - E. New electrical outlets and all "Dacora" Rocker switches installed.
 - F. New Upgraded carpet installed.
 - G. Bathroom- Custom "Grohe" Plumbing and Fixtures installed.
 - H. Custom Maple Cabinetry/Shelving / Built-Ins.
 - I. Kohler "under-mounted" sinks installed.
 - J. Kohler 8-Jet Spa Bath tub installed.
 - K. Separate Shower – Full Carrere marble installed from floor to ceiling.
 - L. Honed Granite Counter tops.
 - M. Art Lighting installed.
 - N. New Toilet.

- O. Two (2) Walk – In Closets with Custom Built-ins.
- 6. **MAR. – MAY 2008 – EXTERIOR LANDSCAPE ARCHITECTED AND INSTALLED.**
 - 6.1 Three Pond Cypress Trees.
 - 6.2 Water Feature – Fountain at Entry way.
 - 6.3 Retaining Walls built.
- 7. **MAY – 2008 – ALL NEW WINDOWS AND SLIDING DOORS REPLACED.**
 - 7.1 High Efficiency – Low E / Dual Pane.
- 8. **JNE. – AUG. 2010 –SECONDARY BEDROOMS REMODELED.**
 - 8.1 Custom Crown Molding added.
 - 8.2 7” Base Molding installed.
 - 8.3 Paint.
 - 8.4 Upgraded Carpets installed.
- 9. **SEPT. 2010 – FAMILY ROOM / MEDIA REMODEL.**
 - 9.1 All Custom Audio/Video Wiring Installed.
 - 9.2 Surround System Installed (Outside Deck area as well).
 - 9.3 Custom Built in Cabinetry and Wall Treatments.
 - 9.4 Tape / Texture / Paint / Bull nose.
 - 9.5 Handraped Hardwood Floors installed.
 - 9.6 Low Voltage Art Lighting installed.
- 10. **JNE. – SEPT. 2010 –KITCHEN REMODEL**
 - 10.1 Total Re-Wire and New Electrical Breaker Box Installed.
 - 10.2 All New Cabinets.
 - A. European Hinges.
 - B.” Soft Close” Features throughout.
 - C. Custom Pullouts.
 - D. All New Stainless Steel Appliances.
 - 1. Counter Depth Refrigerator.
 - 2. Two (2) Stainless Steel Ovens.
 - 3. Built In Microwave.
 - 4. Stainless Steel Vent Hood.
 - 5. Wine Refrigerator (50+ Bottle).
 - 10.3 Under Cabinet Lighting.
 - 10.4 Recessed Lighting.
 - 10.5 Art Lighting.
 - 10.6 Upgraded Disposal (Quiet).
 - 10.7 Delta “Touch” Faucet.
 - 10.8 Under Mount 60/40 Stainless Steel Sink.
 - 10.9 Custom – Exotic – Level 5 Countertops.
 - A. Delicatus – Brazil.
 - 10.10 Custom Built Pantry.
- 11. **MAY – JNE. 2012 – MAJOR EXTERIOR REMODEL**
 - 11.1 Total Exterior Caulk/ Paint
 - 11.2 “STONECOAT” Limestone Exterior Constructed.
 - 11.3 Complete new Gutters installed with Leaf Guard System.

11.4 Exterior Lighting Added.

12. JNE 2012 -- INTERIOR PAINTED.

ADDITIONAL PROPERTY NOTES/FEATURES

Corner lot

Creek Lot

Over 1/3 Acre

Walls of Windows overlooking creek and wooded area/backyard

Over 1500sq. ft. decking overlooking creek and wooded area/backyard

3 Bed / 3 Full Baths

Study

23' Dramatic Ceilings

Dramatic Architecture throughout

Formal/game-surround sound in room
wired.