

# Features & Amenities

## Overall Remodel Includes:

Replaced HVAC in basement with new system (gas)  
Added additional HVAC system in upstairs attic to replace window units  
New programmable thermostats  
New smoke/CO2 detectors  
All new lighting including LED cans, new Rejuvenation, West Elm & Pottery Barn light fixtures  
All new paint  
All new Hunter ceiling fans  
Fully refinished all original white oak floors and added new oak flooring elsewhere, all sanded and finished on site by Wood Floor Gallery  
Original wood windows lovingly refinished and rehung. Added new vinyl windows in other locations to replace any metal windows.  
Restoration of 1949 preserved original brass hardware as much as possible. Emtek hardware added in other locations that needed to be replaced.

## Kitchen & Dining:

- Custom built cabinets,
- Quartz countertops
- CLE tile backsplash
- All new appliances
  - Wolf range
  - Bosch dishwasher
  - Bosch refrigerator
  - Bosch microwave
- New stainless steel vent hood
- Wallpaper in the dining room

## Primary Bath:

- New tile floor & shower
- American Standard toilet
- Signature Hardware thermostatic shower fixture
  - Custom cabinets
  - Marble countertops
- Rejuvenation pivot mirrors

## **Main level full bath:**

- New tile floor
- American Standard toilet
  - Pottery barn mirror
- Free standing vanity sink
  - New lighting
- Delta shower fixture

## **Upstairs full bath:**

- New console sink with chrome stand
  - New tile floor
- New tub & tile shower surround to ceiling
  - American Standard toilet
  - Delta shower fixture

## **Walk-out basement:**

- New LG washer/dryer
- All new LED lighting, paint, and LVP flooring

## **Exterior:**

- All new fence creating fully fenced in back yard and front yard areas.
- All new landscaping beds & plantings with new professional irrigation system
  - Trees trimmed and new trees planted
  - Native persimmon and pear trees on site