

Remodel of 7401 Windward Drive - 2023/2024/2025

Exterior of Home

- ❖ All plumbing replaced - entire home (interior and exterior)
- ❖ New roof
- ❖ Hvac replaced 2018
- ❖ Back deck replaced/remodeled to 10'x30' (apx) no other Tradewinds 1 condo has this
- ❖ Front deck refurbished and repaired - steps changed to add easier access to home
- ❖ Additional hose outlets added to front and back decks
- ❖ Electrical outlets (2) added to back deck and (1) added outside front of home
- ❖ Screens added to gutters (similar to LeafFilter)
- ❖ LED lighting added to back deck and side of home

Interior of Home

- ❖ Kinnetico full-house water softener (warranty transfers)
- ❖ Entire home interior painted with neutral coastal colors
- ❖ New exterior front and rear doors added with blinds inside glass
- ❖ LVP flooring added throughout entire home
- ❖ All popcorn ceilings removed
- ❖ Ornate baseboard and crown moulding added throughout entire home
- ❖ All windows replaced with upgraded Anderson windows (\$10,000 + installation)
- ❖ All interior bi-folds replaced and crystal doorknobs added
- ❖ All interior doors replaced
- ❖ All door trim and window trim replaced
- ❖ All doorknobs replaced with nickel, lever door hardware
- ❖ Added bamboo shades in kitchen, living room, second bedroom and master bedrooms
- ❖ Passcode entry docks added to front and rear doors
- ❖ All electric outlet covers and rocker switch covers replaced
- ❖ All a/c-heat vents replaced
- ❖ A/c return cover replaced
- ❖ Added upgraded remote control ceiling fans with real wood blades to all rooms except baths
- ❖ Beautiful hanging stained glass added to all picture windows

Living Room, Den, and Kitchen

- ❖ Repair all fireplace mantel trim
- ❖ Replace old and worn gas fireplace with new electric fireplace (\$2,500 before installation)
- ❖ Added tongue and groove beadboard to living room ceiling, and den ceiling (\$2,000 before installation)
- ❖ Added recessed lighting to living room, den, and kitchen

Kitchen

- ❖ Real wood - maple kitchen cabinets with soft-close drawers
- ❖ Closed top space above kitchen cabinets to achieve a built-in look
- ❖ New garbage disposal
- ❖ New 10" composite sink w/new Moen faucet
- ❖ Stone counter tops
- ❖ New stove, microwave, refrigerator

Closets

- ❖ Converted to pantry, closet closest to kitchen by adding all shelving
- ❖ Add significant shelving to master and second bedroom closets
- ❖ Upgrade hall closet with full to ceiling shelving
- ❖ Add outlet to hall closet to charge various batteries for tools, etc.
- ❖ Add new shelving to laundry closet

Master and Main Bathrooms

- ❖ Total remodel of both bathrooms
 - Tubs changed to walk-in showers
 - Safety bars added to showers
 - All new fixtures - showers & sinks
 - 19" special-order toilets added for comfort and safety
 - New cabinets
 - New exhaust fans