

# 1401 Renovation and Upgrades

- 4 bedrooms
- 4.5 bathrooms
- Intracoastal views
- 9th hole of the landfall Dye course

## EXTERIOR

- Roof- Installed 5 years ago
- Siding-New paint (color Quaint cottage) with new cedar accent on front of home
- Exterior Trim- newly painted in white
- Columns-new stacked stone with flag stone tops and new entrance lighting at top of driveway
- Front porch-new stacked stone around base with new flagstone steps
- Front door- new fiberglass French door in black
- Exterior lighting- new lighting around entire home
- Exterior upper level balcony-replaced old iron spindles with updated modern wire for a more modern look
- New chimney cap-installed on family room fireplace chimney
- Landscaping-new landscaping in front of home
- Power washed exterior of home and all hardscape areas after construction was complete

## INTERIOR

- Floors-new Revwood Mohawk floors throughout the entire home
- Paint-entire house painted in Heron Plume with bright white trim and ceilings painted in white
- Bathrooms-completely gutted all bathrooms and added new plumbing, fixtures, tile, cabinets, lighting, shower doors, mirrors and toilets
- Kitchen-completely renovated kitchen with all new cabinets and state of the art appliances, new custom quartz counter tops in Premata from Marmolite installed with pop up electric outlets so there are no outlets in backsplash and no seams

7 foot by 7 foot island for plenty of seating

Kitchen sink is extra large with a multi faceted work station with a 2 level track system with gadgets galore

- Added a load bearing beam when we knocked down the kitchen wall so we could create an open concept kitchen with views of the Intracoastal and golf course
- Laundry- completely renovated with new washer, dryer, cabinets, sink and fixtures

- Lighting- all new lighting in entire home replaced.. added additional lighting in ceilings throughout the entire home
- Ceiling fans-all brand new
- Staircases- replaced old spindles with new updated wrought iron ones..also sanded and stained treads and handrails to match new floors
- First floor Water heater system-brand new
- Second floor hot water heater 7 years old
- Garage- brand new garage door with new opening system and tracks...New epoxy garage floor and completely painted walls and entrance steps
- Sliding glass doors-4 sliders replaced...1 new one in the family room and 1 new one in the kitchen installed and 2 new sliders in upstairs master bedroom

(1 slider in the mudroom and 1 of the kitchen sliders were recently installed so we did not replace those 2)

- Windows- all new vinyl replacement double hung windows in entire home with new updated grid pattern (screens are located in storage area and marked for each window)
- Mantle and shelving-brand new mantle and custom wood shelving installed in family room bookcases
- HVAC- inspected and serviced and running great... 3 separate systems
- Vent covers- all new modern vent covers installed
- Duct work- all ducts professionally vacuumed out and cleaned after construction
- Fireplace-serviced and running perfectly in family room
- Upper level master Fireplace- brand new double sided fireplace in upstairs master bedroom/sitting area with stone surround installed on both sides
- New master suite on first level of home added where the previous living room and dining room were located and closed off the previous entrance to kitchen and mudroom and reconfigured the entire space for a main level bedroom/bath
- Brand new custom closet installed in that bathroom