

Upgrade Changes to 1037 Western Hills Road Property

Electrical – all new wiring, move panel to great room from kitchen, new switches and outlets; smoke detectors in each room

Lighting – all new indoor/outdoor light fixtures; install can lighting throughout house, porches, & carport; kitchen under cabinet lighting; dimmable fixtures/can lights; backlight mirrors in bathrooms; LED exterior floodlights around house

Ceiling Fans – Hunter Indoor/Outdoor ceiling fans w/wall control through house, front & back porches

Drywall – new drywall installed throughout house

Insulation – new blown R38 in ceiling and R19 in exterior walls

Water Heaters – new 50 Gallon in house and new 30 Gallon in laundry room

Doors – new exterior/interior doors and hardware

Concrete – new sidewalks, new back porch slab

Paint – repainted interior and exterior, installed cedar ceiling on back porch and sealed with natural sealant

Well House – built new well house; insulation, lighting and roof hatch installed

HVAC – new AC/ductwork/compressor; Mini-Split Unit installed in laundry room

Plumbing – Reworked all interior lines (Bath/Kitchen); Pumped out sewer tanks, replaced sewer tank lid, reworked lines between dual sewer tanks, installed new sewer clean outs; ran new line from well to house

Floors – new wood laminate flooring throughout house; new tile flooring in bath rooms

Cabinets – custom designed white oak cabinets (kitchen, baths, laundry, mantle); custom designed closet cabinets in bedrooms

Countertops – Quartz 3CM countertops and backsplash (kitchen, baths, laundry)

Fireplaces – Shiplap woodwork w/quartz insert surrounds; Chimney professionally cleaned, new fireplace screens

Trim Work – all new trim on baseboards, door frames; new beams/beam trim out in family room

Bathrooms – new tile work floor, shower, bath surround; new bathtub; frameless shower enclosure; Delta shower and tub trim kits; new toilets

Appliances – Sharp Microwave drawer, GE range/oven, GE dishwasher, custom vent hood w/power pack, Disposal

Cedar trim – installed cedar posts on front and back porches, cedar shutters & railing on front porch, cedar ceiling on back porch

Hardware – new cabinet/closet hardware throughout house

Sink faucets – Kohler kitchen/bath faucets installed

Gutters – 5” seamless gutters installed around house; French drain installed in front flower bed

Outdoor sprinkler system – new 10 station control box, new sprinkler heads for front, side & back yards;

Yard – 10 grass pallets laid around front and back porches; Granite aggregate in designated areas