

Upgrade and Renovation List

This residence underwent a comprehensive renovation and architectural reconfiguration in 2020 designed to elevate ceiling height, improve flow, enhance energy efficiency, and deliver modern, high-quality finishes throughout. The scope extended well beyond cosmetic updates — systems were modernized, layout improved, and custom storage intentionally integrated.

Architectural Enhancements:

- Hallway ceiling raised approx. 6 inches after duct removal
- Secondary bedroom converted to private en-suite (door relocated past bath)
- Secondary closet expanded approx. 3 feet
- Original HVAC closet eliminated
- All popcorn ceilings removed

Systems Upgrades:

- Energy-efficient mini-splits (each bedroom + two in great room)
- Electrical panel upgraded
- Gas water heater replaced (2020)
- All windows, sliders, interior & exterior doors replaced

Kitchen Redesign:

- Custom two-tone cabinetry
- Soft-close drawers & doors throughout home
- Deep drawer lower cabinetry
- Built-in spice drawer
- Integrated garbage & recycling cabinet
- New KitchenAid dishwasher (Jan 2026)
- LG gas range with double ovens
- Under-counter beverage refrigerator
- Reconfigured expanded layout

Bathrooms:

- Custom cabinetry
- Lighted mirrors
- Extensive custom tile work
- Quiet exhaust fans
- Built-in organizers in linen & utility closets

Interior Features:

- Modern electric fireplace with tiled surround
- Great room ceiling enclosed + recessed dimmable lighting added
- Acoustic wood paneling at entry & hallway
- All tile flooring replaced (indoor & matching outdoor)
- Remote-controlled window treatments
- Custom closet organizers in both bedrooms

Outdoor Improvements:

- Expanded front entry walkway
- Landscape lighting
- Faux basalt fountain
- Rear aluminum patio cover
- Built-in gas BBQ with granite counter

Garage Enhancements:

- Laundry sink installed
- Washer/dryer raised for easier access
- Full wall built-in storage cabinets
- Steel ceiling storage rack
- LED lighting

A rare example of true architectural modernization — not just a cosmetic remodel.