

Avenida Gregory Repairs

- New roof
- Termite and dry rot damage repaired
- Repaired fireplace in East living room including chimney liner and chimney cap. See additional documents for warranty certificate
- New windows in living room due to leaking gaskets
- Repaired all locks on sliding doors
- Moved powder room to create expansive master bathroom. Powder room has new vanity, plumbing fixtures, lighting
- Completely new spa-like master bathroom including
 - New oak vanity and quartz countertop
 - New lighting
 - New mirrors
 - New whisper quiet exhaust fan
 - New tile throughout
 - Giant shower with seamless shower glass
 - New plumbing fixtures including shower package with shower head, wand, control station, and rain head on skylight
- Raised ceilings in upstairs hallway
- New lighting throughout house including new recessed lighting, new chandeliers, new sconces
- Brand new, modern chef style kitchen:
 - New oak cabinets
 - New natural quartzite countertops including quartzite backsplash with minimal devices
 - New granite sink
 - New sink faucet and fixtures
 - New garbage disposal
 - New appliances including refrigerator, stove, range hood, French-door double oven, dishwasher
 - New secret pantry
- New oak LVP flooring throughout
- New baseboards
- New level 4 drywall finish throughout
- New paint throughout
- New, open concept entry stairs with oak railings and metal balusters
- New laundry area with quartzite countertops and oak cabinets
- New downstairs hallway bathroom including:
 - New plumbing fixtures
 - New ceramic tile
 - New lighting
 - New quartz countertop
 - New oak vanity

- New downstairs primary suite including:
 - New shower room
 - New ceramic tile finishes
 - New seamless shower glass
 - New quartz countertop
 - New plumbing fixtures
 - New lighting
 - New oak vanity
 - Walk-in closet
 - Dedicated entry
- New interior doors with new hardware
- Plumbing repairs throughout
- New electrical wiring to spread load safely in electrical panel
- Remodeled garage including:
 - Refinished drywall and paint
 - New epoxy flooring
 - New lighting
 - New smart garage door opener with camera and app access
- New exterior lighting
- New modern fiberglass double entry door. Opening was widened to original eight foot tall and six foot wide opening.
- New tile entry porch
- New redwood exterior railing at entry, North deck, and stairs to shed
- New exterior paint
- Refinished shed on upper lot
- Newly refinished pool including:
 - New modern pump, filter, and other equipment.
 - Addition of automated vacuum in new skimmer
 - Completely new plaster resurfacing
 - Repaired all pool coping and reset properly
 - New joint sealant at all joints around pool deck