

James Clark

From:
Sent: Monday, August 10, 2026 9:56 AM
To: James Clark
Cc: Robin Fazekas
Subject: 1022 Bayside Cove - Home Remodel and Upgrade Summary

Hi Jim,

Below is a detailed summary of our home remodel and upgrade since 2013. Let me know if you have any questions or need additional information.

Thanks,

AJ

1022 Bayside Cove - Complete Home Remodel 10/2013-04/2014

Interior Demolition:

- Guttled entire unit down to drywall, down to studs in some areas (condominium appeared mostly in original condition from 1975 with some modifications)
 - Removed drywall covering windows (2) in dining & living rooms
 - Removed all electrical fixtures, outlets and switches
 - Removed all plumbing fixtures, sinks, wet bar, toilets, shower and bathtub
 - Removed all cabinetry and appliances
 - Removed all carpet and laminate flooring
 - Removed all doors (13) from bedrooms, bathrooms, closets, and laundry room
 - Removed all sliding glass doors (3) from living room and both bedrooms

Interior Installations & Upgrades:

- Entryway:
 - Built-in cabinet under stairwell with upper and lower drawer systems (currently used as a pantry but could be converted to a hanging closet)
- Kitchen:
 - New upper and lower cabinets with extended peninsula
 - All wood materials - solid wood doors, drawers and fascia with plywood framing
 - Cabinet storage installed on both sides of peninsula
 - All New Thermador appliances
 - Built-in 42" refrigerator
 - Professional Series 30" freestanding dual fuel range
 - Built-in Microwave Drawer
 - Dishwasher with wood paneled door
 - LED cabinet lighting - under cabinets, inside cabinets with glass, and above sink
 - Restoration Hardware pendants over peninsula
 - Marble slab countertops and marble subway tiled backsplash
 - Farmhouse double sink
 - Deck-mounted Moen pull-down faucet/sprayer, soap dispenser, and Everpure water filtration faucet
 - Added speakers (2) in ceiling, connected to media center
- Dining Room
 - New pendant chandelier

- Added center-wall TV mount, electrical wiring, coaxial & HDMI cabling (connected to media center)
- Added speakers (2) in ceiling, connected to media center
- Living Room:
 - Replaced wet bar with new media center & wine refrigerator
 - New upper cabinetry with glass doors & shelving
 - Media center (cable, wifi & amplifier access, wiring for all ceiling speakers, coaxial & HDI cables for first floor TV outlets (3), and subwoofer (located behind wine refrigerator)
 - LED interior lighting
 - U-line 35" dual zone wine refrigerator
 - Surround sound speakers (7) installed in ceiling, connected to media center
 - Fireplace and mantel:
 - Marble mosaic surround with marble slab hearth
 - Custom wood mantel with framing
 - TV mount, electrical wiring, coaxial & HDMI cabling (connected to media center)
- First Floor Bedroom/Office:
 - Added center-wall TV mount, electrical wiring, coaxial & HDMI cabling (connected to media center)
 - Added speakers (2) in ceiling, connected to media center
 - Modified closet - added electrical outlets (2) and shelving unit
- First Floor Bathroom (converted 1/2 bath to 3/4 bath)
 - Added walk-in shower with marble subway and mosaic tiling, niche, glass panel/door enclosure, Hansgrohe shower system
 - New vanity:
 - All wood materials - solid wood doors, drawers and fascia with plywood framing
 - Marble top, Kohler sink, Hasgrohe faucet
 - New medicine cabinet above vanity with mirror and side light
 - New Kohler toilet
 - Floor-to-ceiling wood (shiplap) wall covering (added in 2026)
 - Restoration Hardware towel bar
- Stairway:
 - Installed new wood banister
 - Added architectural iron balusters to framing
- Primary Bedroom (second floor):
 - Added new built-in cabinet (wall-to-wall) with media center:
 - All wood materials - solid wood doors, drawers and fascia with plywood framing
 - Clothing drawers (12)
 - Media doors/drawers (2)
 - Wardrobe cabinets (2)
 - TV center
 - Recessed LED cabinet lighting
- Primary Bathroom:
 - Added large walk-in shower with marble subway and mosaic tiling, built-in seating, double niches, glass panel/door enclosure with towel bars (2), Hansgrohe shower system (hand held and overhead)
 - New (wall-to-wall) double vanity, storage cabinets, and built-in medicine cabinets with abundant storage:
 - Vanity: base drawers (16) with cabinets (2)
 - Storage cabinet: base drawers (8) with cabinets above (3)
 - Medicine cabinets: wood-framed mirrored doors (5) with inside electrical outlets (2)
 - Marble slab countertop, Kohler sinks, Hansgrohe faucets, Restoration Hardware vanity lighting
 - Separate water closet modified with new air-jetted bathtub/shower combination, niche, new Kohler toilet, new storage cabinet, Restoration Hardware towel bar
 - Marble flooring throughout - framed mosaic pattern
- Laundry Room:
 - Marble tiled floor - large subway pattern
 - Added shelving unit above washer & dryer
 - Replaced HVAC/water heater access doors with 2 sets of custom cabinet doors

- Primary Bedroom Closets - walk-in and standard
 - Added shelving units
- Flooring
 - Hardwood flooring throughout first floor (except tiled bathroom)
 - Marble tile - first floor bathroom, second floor primary bathroom & water closet, and laundry room
 - Wall-to-wall wool carpeting - stairway, second floor landing and primary bedroom
- Lighting & Electrical:
 - Upgraded electrical panel
 - Added LED recessed lighting throughout home
 - New outlets and light switches throughout home
- Moulding & Trim Throughout Home:
 - Baseboards (5.5")
 - Crown moulding (6.5")
 - Door and window casings (2.5")
- Doors and Hardware
 - Added all new interior solid wood doors (13) with architectural glass (double-sided mirrors on primary closet doors)
 - Emtek hardware
 - Replaced all sliding glass doors (3) with Milgard sliding French doors
- HVAC/ Water Heater/Air Conditioner
 - New (Lennox) furnace and water heater installed in 2013/2014
 - New Air conditioner installed in 2015 (condenser unit located on roof)
- Interior paint:
 - Entire home painted in 2014
 - Kitchen cabinets and primary bathroom cabinets refreshed in 2024
 - First floor bedroom/office and bathroom refreshed in 2026
 - First floor and stairway walls up to second floor landing refreshed in 2026

Exterior Upgrade:

- Electric Awning (27') added to first floor patio