

Renovation scope — 241 Tamana — full remodel (started 2024)

Upstairs

- All flooring replaced
- Primary tub removed, replaced with walk-in shower
- Granite counters in all bathrooms, including the half bath in the bedroom
- All lighting fixtures updated
- Bar updated with shiplap and new backsplash
- Stairs taken down to the original framing, rebuilt with new wood treads, white risers, and new railings
- Ceiling beams painted, ceiling painted
- Built-in removed to open up the game room

Main floor — kitchen

- Complete remodel: all new cabinets
- 8'×10' single-slab island
- Sub-Zero refrigerator and wine cooler (approx. \$15k)
- High-end drawer microwave added
- Pot filler added
- Existing Jenn-Air stove, oven, and dishwasher retained (all in good condition)
- All new electrical, plumbing, and upgraded fixtures

Main floor — living areas & half baths

- All flooring replaced
- Full repaint throughout
- Both half baths fully remodeled: new fixtures and plumbing, with dolomite counters

Primary suite & bath

- New flooring throughout, including the closet
- New granite and shiplap accent wall
- Arched ceiling cut in to open up the room
- Barn door added
- Chandelier and new fixtures
- New mirrors (Pottery Barn), new sinks and fixtures
- Tub and shower retained

Systems & mechanicals

- Both water heaters replaced (previous units were leaking into a shared pan) and brought to code
- Both main-house AC units replaced
- New AC units added for the garage

Exterior & smart home

- New landscape lighting throughout (added ~6 months ago)
- Pool fitted with Bluetooth remote control
- Mosquito defense system repaired with all-new heads