

List of Improvements

**5973 N BAY RIDGE
WHITEFISH BAY**

Completed Since 2022

1ST FLOOR

- Hardwoods throughout (refinished and new to match)
- Creation of Main Floor Laundry room, cabinets and quartz countertops
- Creation of Entry Mudroom with custom built bench and cabinets
- Half Bath - complete gut to new with custom vanity, tile and built in, Kohler sink, faucet, toilet
- Custom Floating shelves
- Dining Space with built in drybar with custom cabinets, beverage refrigerator, custom tile and floating shelves, built in shelving
- Office with custom made built in desk, floating shelves and sound dampening wall treatment
- All cabinets and drawers have soft closures
- Custom built stairwell railings
- Smart thermostat and fire/smoke detectors (Multi-zone HVAC controls for all three levels)
- New Handmade and Painted Ceramic Tile Floors in both entries
- New Pella Windows (on addition) and Doors with existing home windows replaced in 2016
- New recessed lighting and lighting throughout (and smart lighting)
- New Kitchen - cabinets, quartz countertops, tile backsplash, hardware, Kohler faucets
- New doors and hardware

2ND FLOOR

- Hardwoods throughout (refinished and new to match)
- Full Bathroom - complete gut job down to studs. New tub with tile surround and built in niche, new ceramic tile floors, custom tile feature wall, floating vanity with quartz countertops, with all toilet, fixtures, faucets, etc being Kohler
- Primary Suite Creation - walk-in closet with built in double hanging, shelving and drawers, recessed smart lighting
- Primary Bathroom - heated ceramic floors, private water closet, curbless shower, glass enclosure, tiled walls, built in quartz bench with custom storage, floating dual vanity, quartz counters and all fixtures, faucets, toilet, etc being Kohler
- All cabinets and drawers have soft closures
- Smart thermostat and fire/smoke detectors (Multi-zone HVAC controls for all three levels)
- New Pella Windows (on addition) with existing home windows replaced in 2016
- New doors and hardware



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BASEMENT

- Taken down to the studs and insulated/drywalled
- Floor - new padding and carpet
- Addition dug with additional depth for taller ceiling height to accommodate in home gym
- Full 3-piece bathroom (sink, toilet, walk-in shower)
- Smart thermostat and fire/smoke detectors (Multi-zone HVAC controls for all three levels)
- New electrical and lighting
- New HVAC
- New glass block windows throughout
- New doors and hardware

EXTERIOR

- Addition of custom front roofline elevation as part of creation of covered front patio space
- First Floor Brick - addition built to match original with Hardie Board Siding for second floor.
- Electrical Car Charger installed.
- Main power line feed to house buried underground.
- New roof on home and garage
- New exterior lighting for all entries plus custom recessed lighting in covered areas front and back.
- Coming September 2026 - backyard, complete replacement, regrading, sod and mulch.

OTHER

- New Furnace
- New A/C
- New Speed Queen Washer/Dryer



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