

1100 W RIVERVIEW DR

Seller Updates

Interior

- The kitchen, bathrooms, and dining room areas were completely gutted and remodeled.
- The existing HVAC, plumbing, and electrical systems were completely replaced.
- A dual-zone HVAC system was installed, separating the first and second floors into independently controlled zones.
- Maple flooring was sourced from a reclaimed wood flooring company in Utah to provide long boards with rich color and an aged patina. The flooring was installed throughout the house, with the exception of the utility room.
- All interior doors and most moldings were replaced. Custom solid bronze Emtek hardware was installed throughout.
- A custom coffered wood ceiling was added to the dining room.
- A custom backlit shelving unit and masonry gas-log fireplace were added to the living room. A central pendant light was provided by Rujevenation.
- Custom-designed, handmade pendant lights were installed in the central first-floor and upper-floor halls and in the dining room. The same craftsmen, the Moebius Brothers, also fabricated the wall lights and dining room bar rack.
- The dining room was outfitted with a wet bar, built-in refrigerator, and ice maker.
- Two pairs of double French doors were added to the dining room, providing access to the riverside patio.
- The kitchen was enlarged to accommodate a large custom-built center island and dining bar. Matching custom cabinetry was installed throughout the kitchen. Carrara marble was used for the countertops and dining area surfaces. A French door was added to provide access to a small deck overlooking the front shade gardens.
- A third bedroom/den was added to the first floor, along with a full en-suite bathroom.
- Each of the second-floor bedrooms was designed as a primary bedroom, with its own en-suite bathroom and walk-in closet.

Exterior

- All windows and patio doors were replaced or added using the Marvin Integrity line.
- The front entry door is a Simpson Douglas Fir door.
- The existing cedar shake siding was sanded to expose the bare wood and refinished with Cabot semi-solid stain in Fieldstone Grey.
- A new deck was added off the kitchen.
- A new porch was added off the living room.
- A new porch with a double staircase was added off the dining room.
- All concrete walkways were replaced.
- A stone patio was installed at the rear of the property, along with a rotted granite fire pit.
- A new two-car garage was added, featuring James Hardie cementitious shake siding and a custom cedar overhead garage door by Geis. The garage is equipped with a commercial gas heating unit and an electric vehicle charging station.
- The property was extensively relandscaped, with the exception of the large existing grove of Hackberry trees.
- Front yard irrigation system installed 2026