

Property Renovation & Upgrade Summary

Ownership & Timeline

Purchased: 6/28/2022

Full Demo & Remodel: July 2022 – March 2023 (8 months)

Moved in: March 2023

Contractor: Connor Contracting (Stacy Connor)

Major System Upgrades

- Completely new plumbing – CPVC replaced with PEX tubing
- Roof replaced – July 2022
- New HVAC unit – March 2026 (with wireless thermostats)
- Hot water heater – 2021 with recirculation pump
- Interior/Exterior paint – February 2026
- Electrical updated to code including fire/smoke alarms

Interior Improvements

- New wood & tile flooring throughout
- All new light fixtures and plumbing fixtures
- Electric fireplace installed (replacing gas)
- Smart Kasa switches controlling lighting and fountain
- Updated sliding glass door gliders

Kitchen

- GE Café appliances with Sharp drawer microwave
- Refrigerator with ice maker & hot water dispenser
- Custom cabinetry & quartz island
- Blanco sink with under-sink R/O system

Bathrooms

- Fully remodeled with new cabinetry & fixtures
- Primary bath features a Victoria + Albert volcanic limestone soaking tub

Garage Enhancements

- Epoxy floor coating – March 2026
- Dedicated refrigerator/freezer outlet
- Water softener & sink

Outdoor Living

- Napoleon natural gas grill – installed late 2024
- Backyard fully landscaped – Fall 2024
- Front yard landscaped – May 2025
- New irrigation system with PVC piping & wireless RainBird controller

Additional Improvements

- Replaced main water shut-off valve
- Option to add bar in laundry room
- Open floor plan with no interior load-bearing walls