

**The Obvious:**

- Oak ¾” hardwood floors throughout main level. New oak was added in kitchen and dining area to match existing.
- Wood burning fireplace in living room with new tile
- All wood work has been professionally enameled
- Recessed lights throughout main level
- Coved ceilings in living and dining room
- New doors throughout entire home including exterior. Note that bedroom and bathroom doors are solid core. No shortcuts for quality.
- Awesome sunroom
- Larger than average garage with 10’ door

**Kitchen:**

- American made high end cabinetry by Countryside Cabinetry with large crown molding, soft close drawers
- Quartz countertop. Harder than granite and more stain resistant
- Gallery series Frigidaire series appliances
- Upgraded deep heavy gauge square double sink
- Disposal
- Recessed lighting

**Master en-suite:**

- Large enough for king size bed ++
- Generous bathroom size with heated floors
- Walk in closet
- Built in dresser
- Skylights

Baths:

- All new plumbing and all new fixtures
- High end Hans Grohe faucets and hardware
- Heated tile in upper and lower levels
- Top of line Toto toilets
- Custom vanity with walnut top in lower level
- Master bath has huge double vanity
- Master bath walk in shower with frameless glass door

Windows:

- New Anderson windows throughout-except for dining room and office, which have existing Anderson casement windows.
- Two new velux skylights in upper level
- New glass block windows in basement. Note the enlarged sizes to allow for more light.

Basement:

- All new framing, windows, electrical, plumbing
- New carpet
- Recessed lighting throughout
- Large family room
- Huge 4<sup>th</sup> bedroom or craft room
- Unfinished work room
- Entire interior perimeter is drain tiled with a sump pump

**The less obvious:**

- New 96 % high efficiency furnace
- New a/c
- Drain tile and sump pump

- Plumbing: New supply lines and waste pipe throughout (some replaced under concrete in basement though not all).
- 90% new electrical wiring throughout home. Not just the outlets but most wiring, switches, and circuit breakers are all new.
- 200 Amp service
- Note that most rooms have been upgraded to dimmer switches for added light control
- LED bulbs already in place! Should last a long long time
- New driveway
- New front walkway
- Exterior graded

Thank you for showing this home. We hope you appreciate all that has gone into making it what it is. While there are many people out there in the market that want to “flip” a home like they see on TV, this is not that. This home has been meticulously redesigned and rehabbed into a property that feels more like new construction, though with some of the charm of previous era- the best of both worlds. We have chosen quality over price cutting with the goal of creating a home that will hold up over the decades to come.

