

**Description of Work Completed in last 3 years**

**House has been completely remodeled throughout with all major fixtures, furnishings and fittings replaced. Living space has been increased by 20%. All major external elements have been renewed to extend life of home for the next 20 years.**

Replaced roof with 50-year shingles

Replaced all windows and skylights

Interior and exterior completely repainted

Replaced all carpets and replaced/refinished all woodflooring

Interior and exterior completely repainted

Replaced all exterior doors - cherry front door, french doors from kitchen and game room to landscaped rear garden

Professionally landscaped yard with new plantings to front, fruit trees to rear, dog run to side, new paths making main level handicapped accessible

Replaced and extended deck to wrap around new family room providing covered barbecue area and outdoor eating area with views to West Hills.

New family room addition with direct flow from kitchen. Raised ceiling and expansive windows provide beautiful views of year round garden.

Includes handmade cherry built-ins and cherry surround gas fireplace,

Added 5th bedroom/exercise room with views to side garden, built in closet, a/v points for TV and double door entry

Remodeled master bedroom including enlarging space by 30%, raising ceiling, adding lighting and large walk-in his & hers closet.

Completely remodeled master bathroom complete with his & hers basins, mirrors, cherry cabinetry, ceaserstone tops and built in cosmetics station. New two-person tiled shower. Refurbished jet spa tub. New basins, fixtures, toilet with Japanese style bidet system. New beautiful stone-tiled floor, windows and hardware.

Remodeled family bathrooms on upper and lower floors, and powder room with new cherry cabinets, silestone tops, sinks, fixtures, basins, mirrors, lighting and toilets.

Completely remodeled eat-in kitchen with handmade cherry cabinetry throughout, new ceaserstone countertops, new butlers station with sliding door to dining room, new walk-in food pantry, new dishwasher, newer refrigerator/freezer. New windows, doors and fixtures, replaced and refinished wood floor. Built in desk, larger central island, instant hot water system

Added dormer and created attic storage space with ladder access from garage

Upgraded/repaired water pressure system

Completely updated living and dining room providing formal entertaining with all new fixtures and finishes including new cherrywood windows, trim and doors. New custom made cherrywood fireplace surrounding gas fire. New Rejuvenation Hardware lighting fixtures.

New etnryway including new cherry/wrought iron bannisters and cherry wall cap, new/refinished wood floors and Rejuvenation Hardware lighting fixture.

Updated game room with new windows, french doors to garden, wet bar, mirrors, cherry cabinets, wine cooler, refrigerator, carpets and fixtures

Updated garage with replaced garage floor bays and footers, new attic access, new lighting, large storage closets, handymans workbench and rear doors.

Updated utility roon with new windows, finishes, washer and dryer

New blinds and Drapes throughout

New exterior lighting

Updated and extended security system

Total Cost of Rennovations and Additions \$309, 653