

Koeppel Upgrades

KITCHEN

- The dated 1980's granite counters removed and replaced with honed quartz countertops and Lunada Bay glass tile backsplashes
- Kitchen island made into a peninsula providing extra storage on both sides
- All kitchen cabinets refinished and two coats of double sealer applied over the new finish
- New decorative crown moldings to the ceilings installed above the cabinets
- All new cabinet hardware
- New drawer glides
- New oven and stove
- New stainless steel island hood
- New dishwasher
- New wine cooler
- New kitchen sink
- New hot water dispenser fixture
- New garbage disposal
- Under the house, the kitchen drain line removed and replaced with new ABS plumbing
- New pendant lights above the new island
- New LED can lighting
- New French doors lead out to a new patio area, perfect for an outdoor breakfast or for opening up and entertaining large groups
- The wall between the kitchen and living room has been opened up exposing the view to the kitchen and nook areas
- Old plate glass windows replaced with dual glazed windows which flank the new French doors
- Kitchen nook wall pre-wired to provide option of hanging a TV (or, the receptacle can be hidden with a painting or mirror)

FRONT PATIO

- New retaining wall poured to replace the old failing retaining wall. The earth raised an extra foot to allow for a smooth transition between interior and exterior
- New doors allow access directly off the kitchen to an outdoor breakfast nook
- Exterior light installed
- A planter installed around the perimeter of the tile patio
- Privacy fence installed around the perimeter
- New water shut off valve, pressure regulator, and new sprinkler manifold
- Patio has new arbor, a perfect place to hang a hummingbird feeder!
- Below the arbor is a new fountain (the fountain switch is in the backsplash next to the oven)

DINING ROOM

- Dining Room window changed into a sliding door leading out to a new deck
- A new “statement piece” contemporary light fixture now hangs above the dining table

LIVING ROOM

- Living room made larger by the removal of a non-structural false wall creating more usable space
- The heavy “Ponderosa Ranch” style fireplace removed
- The raised stone hearth replaced with a new flush hearth
- New, clean and contemporary tile fireplace installed
- An electrical junction box added behind the tile in case the new buyer wants to install a TV above the mantle. Junction box accessible through conduit in the attic
- South wall now pre-wired for optional TV that can be seen from the living room, dining room, and kitchen (the receptacle can be hidden with a painting or mirror if desired)
- New mantle shelf with hidden up lighting
- The old aluminum sliding glass doors replaced with new Milgard skidding doors that lead out to the new deck

BACK DECK

- New back deck designed, fabricated and installed using Trex composite decking material. It will never crack, splinter, or need to be stained or painted
- Stairs leading down from this new deck surround the perimeter. Designed so railings do not block view
- The north side of the deck has a railing with a bar top to be used with barstools
- Deck framed with 100% pressure treated lumber built upon poured concrete foundations
- Four new exterior LED lights give the deck soft lighting for evening gatherings
- A new planter separates the two spaces

BACKYARD

- New short retaining wall installed across the length of the yard creating about 25% more grass area
- At the edge of the lawn (top of the hillside), an Indian Hawthorne hedge has been planted. Among other things, to stop the future balls from rolling off the edge of the hill...
- The tree in the backyard has been reshaped into a beautiful sculptural centerpiece in the landscape and re-exposing the view from the Master Bedroom
- At the bottom of the slope, the two pine trees have been cut back exposing a view that had been lost for years
- rear yard has been re-graded, fresh topsoil installed, and seeded with a drought tolerant lawn.
- New planters at either corner of the rear yard have been installed. These planters have Pygmy Date Palms, Phoenix Roebelenii, Azalea’s, Impatiens, and Rosemary (can be used for cooking)

- New sprinkler system installed throughout the back yard
- Automated sprinkler valves and a new sprinkler timer
- A small planter in the corner adjacent to the deck stairs has been cut into the concrete featuring Heavenly Bamboo & Liriope

DEN

- The house originally had a wet bar inside a closet. The closet walls and doors have been removed to create a larger room. The cabinetry was replaced with a floating bar counter with a tile backsplash that rewards the curious incorporating a unique modern two-tone backsplash set in a 'confetti pattern'. The cabinets have undercabinet lighting.
- The bar sink has a contemporary wall hung plumbing fixture.
- The countertop quartz matches the quartz in the kitchen, its edge made slender to avoid looking too heavy on the floating cabinets
- The wall to the left is pre-wired for a big screen TV
- The furthest right lower cabinet has a hidden refrigerator inside with a passive venting system to avoid overheating. As the fridge creates heat, the heat rises, the warm air travels through vents up the inside of the wall and out the top. It's replaced with cool air from the floor below. This allows the cabinet to stay cool.
- New Milgard window and sliding glass door
- New recessed LED lighting in the ceiling.
- New large format 24 x 48 tile floors throughout the lowest level of the home in the Den, Laundry, & Powder room

POWDER ROOM

- New matte glass bathroom door allowing light to stream in yet protect privacy
- The old 1960s style vanity replaced with a statement piece – the ultra-modern sculptural pedestal
- Glass shelves flank the sink and the toilet paper holder offers another shelf to set a cell phone
- New round mirror with double beveled edges and sculptural light above completes the space
- The contemporary tone-on-tone tile wainscot matches the backsplash in the adjacent Den
- New Milgard window with matte glass

LAUNDRY ROOM

- Original laundry room had no cabinets, no counters. All new cabinet hardware as well as door hardware has been installed
- Washer and dryer moved to the west wall to allow room for cabinets and counters and additional cabinets installed above the washer in the dryer
- New dryer vent installed and recessed to allow dryers to be pushed further back against the wall, leaving more room to work inside the space
- Undercabinet lighting on both sides has been installed

- Contemporary lighting fixture installed on the ceiling
- Deadbolt added to the garage door
- Existing door to the garage replaced with a new door

GARAGE

- The old non-openable garage window has been replaced with a new openable sliding window
- New lighting added in the garage
- All asbestos ducting and vents throughout the entire house removed
- New heating and air-conditioning system installed
- Water heater now properly installed on a raised metal stand
- The country wagon wheel window details on the garage doors removed
- New lights installed outside above each garage door tied to the porch light circuit
- Outside above the garage doors, the bottom portion of the soffit of the cantilevered balcony removed, visually raising balcony by approx.15 inches bringing the looks of the house into the 21st century
- Handrail installed atop the balcony guard rail

STAIRWAY

- Custom made solid oak stair treads installed (NOTE: not flooring pieces stuck together with an edge piece – as typically seen)
- New recessed light added in the stairwell

MASTER BEDROOM

- The oak flooring continues upstairs throughout the hallway and the master bedroom
- Special sound absorption material installed underneath the Master Bedroom wood flooring to soften the sound below
- Ceiling raised in the master bedroom. A new beam installed at the ridge, and the bottom of the rafters drywalled
- Since there's only one wall capable of placing the bed, reading lights installed on either side of the bed and receptacles added behind each nightstand to assist in charging phones, computers, etc.
- The wall opposite the bed wired for TV
- Recessed lighting added throughout the room
- A new contemporary light fixture installed in the closet
- New doors each with matte glass panels installed in the master bedroom, closet, and bathroom

MASTER BATHROOM

The Master Bathroom has had a big transformation

- The most unique feature is the LED mirror medicine cabinet which is lit inside & out. This cabinet has been partially recessed into the wall to provide additional storage

- Below the mirror is the new floating vanity with double sinks. The vanity, likewise, has been partially recessed into the wall to provide additional storage
- The plumbing fixtures feature temperature color change technology
- Receptacle added next to the new toilet to accommodate washlet/bidet seats
- New custom shower offers glass tile floor, glass tile niche, and added shower seat
- Hexagon floor tiles keep things interesting
- Custom frameless glass shower enclosure
- New contemporary shower plumbing fixtures and drain
- New electric heater
- Unique contemporary cabinet hardware

HALL BATHROOM

Hall bathroom upstairs also has been extensively modified

- Shower walls feature the same two-tone confetti tile as the downstairs bar (in white instead of black)
New glass tile niche in shower
- Fantastic contemporary gray tile floor pattern
- New double vanity sinks with unique contemporary cabinet hardware and plumbing fixtures
- A new electric wall heater has been installed
- Eliminating the asbestos vent pipes allowed freeing up some additional space. Cabinetry and counter space installed behind the toilet

HALL LINEN

- New hallway linen cabinets and counters complete with undercabinet lighting
- Quartz counter matches the kitchen countertops

ADDITIONAL BEDROOMS

- Two of the additional bedrooms have unique, sculptural lighting fixtures. The third also has its own unique lighting fixture
- All three bedrooms have new carpeting with a fun, contemporary, subtle yet unique mid-century pattern in the texture
- Folding closet doors replaced with new doors and hardware
- Pattern on Closet door handles mimics the pattern in the carpeting

BALCONY

- New sliding glass doors provide access to the balcony
- Cantilevered front balcony resurfaced with modern surfacing materials
- A unique lighting fixture installed on the balcony

FRONT YARD

- The juniper on the south side of the driveway has been heavily trimmed and partially banzai.

- Front lawn regraded, additional topsoil installed, the sprinklers repaired and adjusted, and new lawn seeded with drought tolerant grass
- Bold new address numbers create a unique modern look on the front of the balcony. A commercial-style sign light illuminates the house numbers from above
- New contemporary mailbox installed complete with stainless steel post
- New rectangular matte glass windows installed on the front doors
- All new contemporary door hardware on the front doors
- New porch tile 12 x 24 porch tile installed just outside the front doors to match the new front patio tile
- The unique riser tile emulates the horizontal motif of the new patio retaining wall
- New sewer cleanout added in lawn adjacent to front driveway

NORTH SIDE YARD

- The north side yard has been re-graded, steppingstones installed, and gravel installed around the steppingstones

MISCELLANEOUS

- The original 60 AMP sub panel replaced with a 200 AMP panel. This additional electrical and lighting changes. Electrical work was permitted and inspected
- The asbestos ductwork throughout the house has been removed. This asbestos abatement work was permitted and inspected
- New HVAC system installed. This HVAC work has been permitted and inspected
- All electrical receptacles and all electrical switches replaced with modern Decorah style receptacles and switches
- All lighting fixtures inside and outside replaced with new modern fixtures
- All plumbing fixtures in the house replaced with new modern fixtures
- House repainted inside and out