

1020 Bluebell Way

Renovations and Improvements - 2016/2017

General:

New heating and A/C system with new ducting and added heat registers
New wiring and panel box
New plumbing - PEX - throughout
HWH only 2 years old
ALL exterior lighting fixtures replaced with LED fixtures
New fences, exterior paint and gutters, roofs are about 7 yrs old. ALL HOA responsibility

Garages:

Both fully finished and repainted
Garage doors rebuilt with new springs, wheels, etc
Both garage doors have openers
New LED light fixtures
New screens on windows, new blinds

Exterior:

New irrigation system - 4 zones - with all new lines, heads, etc
New drainage system underground with new pipes, drains, etc.
ALL Landscaping is new. Old dirt pulled and topsoil installed to depth of about 8-10 inches
New sod in front only
Back and side yard are gravel for easy maintenance
Succulent garden, palm trees, japanese maple, Bird of Paradise, misc plants
Old trees and root systems removed and one new drake elm planted
New concrete patios - front and rear and concrete retaining wall poured for front planter
Rear patio has aluminum roof for year-round use
2-person hot tub with sun sail and pull-out divider for privacy
Redwood planter boxes
New fiberglass exterior door from kitchen to patio with internal blind
ALL exterior doors keyed alike, new Baldwin hardware. Front door includes Schlage digital lock .

Interior:

New from the walls out
Porcelain tile throughout in a neutral taupe/beige wide-plank wood look
Paint scheme is a neutral light khaki with white woodwork, doors and trim
Custom white cabinetry in kitchen, dining room, both bathrooms
Added double pantry and 6 wide drawers with buffet top in dining room
Kitchen cabinetry includes all drawers in lower cabinets for easy access, and trash/recycle cabinet
Plus shallow cabinets in front of large island for cookbooks and small items
Quartz countertops throughout
All plumbing fixtures are Hans Grohe
New stainless (fingerprint-resistant) Frigidare Gallery appliances include gas range, microwave, dishwasher
New LG stainless fridge with bottom freezer drawer
Platinum LG front load washer and electric dryer with pedestals are about 2 years old
All new interior doors includes 3 barn doors, 1 at each bathroom and 1 to separate guest suite from living room
making dual master suites, all new hardware & hinges
MBR has new custom built in closet system, both closets have matching sliding doors
Both baths have new water-saving toilets, and custom tile shower with full sliding glass doors, no tub
Both showers have dual grab bars for safety
Master bath has a European-style trough sink with dual faucets and dual shower heads. New window
Both baths have custom glass-doored medicine cabinets
Guest bath, by laundry area, has a deep sink with kitchen pull-out spray faucet to act as laundry sink when needed
ALL new lighting fixtures throughout includes plenty of can lights in kitchen, dining and laundry
3 exhaust fans - both baths and laundry area
3 new ceiling fans - LR, and each bedroom