

## 2606 RINDGE LANE UPGRADES

### REMODELED KITCHEN

- Permitted raised ceiling w/ LED lighting
- Solid maple custom made cabinets w/ cherry mahogany finish
- Tall cabinets to ceiling w/ rope crown molding & accent “rain glass” art glass doors
- Slab granite countertops & backsplashes
- Newer black Whirlpool Gold appliances (2012), including vent fan to exterior
- Side-by-side refrigerator, self-cleaning oven, microwave, dishwasher w/ stainless interior
- New garbage disposal (2016)
- Solid oak greenhouse window w/ dual-glazed beveled tempered glass
- Kohler black dual basin deep sink
- Decorative oil-rubbed bronze knobs & pulls
- Additional permitted GFI electrical outlets

### FULL BATHROOMS

- Kohler ice gray tubs, sinks, toilets
- Slab granite countertops
- Porcelain tile backsplashes & tub enclosures
- Solid oak Schuler cabinets w/ cherry mahogany finish
- Decorative mirrors
- Kohler oil-rubbed bronze plumbing fixtures
- Decorative oil-rubbed bronze knobs, pulls, & light fixtures
- Additional permitted GFI electrical outlets
- NuTone upgraded quiet vent fan

### HALF BATHROOMS

- Kohler ice gray sink & toilet
- Custom maple cabinet w/ mahogany finish
- Slab granite counter & backsplash
- Decorative mirrors
- Kohler oil-rubbed bronze plumbing fixtures
- Decorative oil-rubbed bronze knobs, pulls, & light fixtures
- NuTone upgraded quiet vent fan

### WINDOWS

- Custom solid wood casement windows throughout w/ rosettes & fluted molding
- Custom French windows throughout (Douglas fir & poplar) w/ matching wood screens in garage (not currently installed)
- Dual-glazed beveled tempered glass
- New Hunter-Douglas mini-blinds installed
- Wood 2 inch Levalor blinds on master & southwest bedroom French doors
- Solid Douglas fir/poplar garage window
- Custom art glass window over stairwell

### DOORS

- Custom solid wood doors throughout w/ rosettes & fluted molding
- Solid painted maple front door w/ dual-glazed art glass
- Solid stained oak double French doors in master bedroom & southwest bedroom that open to decks
- Dual-glazed beveled tempered glass
- Solid painted Douglas fir double French doors in northeast bedroom that open to deck
- Dual-glazed beveled tempered glass
- Solid painted poplar double French doors from family room to back patio
- Dining room single poplar French door to back patio w/ two matching opening side windows
- Dual-glazed beveled tempered glass
- Solid painted mahogany custom double French doors from hallway to family room
- Single-glazed beveled tempered glass
- Decorative trim & beveled glass on sliding closet doors
- Decorative painted poplar dual-glazed art glass doors: master bathroom & master closet
- Decorative painted art glass bi-fold doors from hallway to laundry room
- New painted solid core “20 minute fire door” from family room to garage
- For additional security, the doors leading into the three bedrooms from the upstairs hallway are dual-glazed Douglas fir 1-3/4” thick exterior-grade doors w/ deadbolts.

- The master bedroom door has a decorative half circle art glass insert
- Two other bedrooms have single French doors w/ 10 individual tempered dual-glazed panes

### FLOOR

- Bruce Baltic Oak distressed 5" plank engineered flooring throughout
- 5 inch baseboards throughout
- Marble flooring in kitchen, bathrooms, & main walkways

### FIREPLACES

- New permitted wood-burning fireplace w/ chimney installed in family room
- Includes gas log set w/ cast-iron heat reflecting back plate
- Tempered glass doors
- Existing wood-burning fireplace w/ chimney in living room
- Includes gas log set w/ cast-iron heat reflecting back plate
- Tempered glass doors
- Custom molding & marble surrounds for both fireplaces

### ADDITIONAL INTERIOR FEATURES

- Recently painted throughout w/ Behr Ultra paint: eggshell on walls, flat on ceilings, & semi-gloss on trim
- Crown molding in dining room, family room
- Built-in oak bookcase in southwest bedroom w/ crown molding
- Additional storage shelving in closets
- Pull-down ladder access to attics above 2<sup>nd</sup> floor & garage
- Additional plywood planking: storage
- Three bedrooms, family room: new ceiling fans
- New light fixtures in stairwell, dining room, & bathrooms
- New recessed can LED lighting: hallways, laundry room & over living room/dining room divider

- Newly installed oil-rubbed bronze door & window hardware throughout, including new re-key able door locks
- Greenhouse windows installed in two full baths
- Exterior panel installed to access upstairs bathroom plumbing
- All sinks, tubs, & toilets are Kohler
- Kohler retains part replacement, including matching colors, for 40 years
- Wired for DirecTV & cable
- 48 gallon water heater
- Master bedroom closet reconfigured to walk-in closet w/ NuTone quiet upgraded vent fan & additional built-in storage cabinets
- Additional storage cabinets have additional interior 2 inch thick solid wood security doors w/ keyed deadbolts for secure storage
- Dryer vent re-routed to allow easy cleaning access

## **HVAC**

- Forced air heating & central air conditioning
- Ruud high efficiency gas furnace
- Kenmore air conditioning unit
- Additional insulated air return duct in 2nd floor attic to balance airflow throughout house
- Honeywell electrostatic air filtration unit

## **SECURITY SYSTEM**

- USA Alarm 24/7 monitoring
- Sensors installed on all doors & windows
- Back-up cellular system installed

## **ROOF**

- Eagle concrete tile roof installed by ACR Roofing w/ roof structural supports added (permitted w/ city)
- Sublayer of specialized Styrofoam to enhance walkability of roof tiles
- Eight solar tube lights, two of which in master bedroom have installed lighting

## **EXTERIOR**

- Extensive exterior upgrades for old world “French Normandy” style

- “Old World” style Corning Cultured Stone installed on north, west, & east exterior walls
- Custom moldings w/ rosettes & decorative accents throughout
- Stucco painted w/ premium Behr Ultra satin finish stucco paint
- Exterior molding & trim painted (Behr Ultra exterior semi-gloss) October 2014, w/ recent touch-ups
- Newer fencing, additional slump stone pillars installed along east & south borders
- Additional slump stone pillars installed along north border of property (but wood fencing needs replacement)
- Additional access gate (to Rindge Lane sidewalk) installed
- “Old World” exterior light fixtures throughout
- Exterior gas stub on rear of house
- Utility shed on east side of house

## **DECKS**

- Two additional decks installed for the two secondary bedrooms (master bedroom already had a deck) w/ city permits
- Upgraded waterproofing system by Ewell Construction installed
- Included high-end water-proof membrane
- Copper drain pans under all upstairs French doors
- Copper flashing under all upstairs deck stucco walls
- Porcelain tile flooring on all upstairs decks
- Northeast bedroom deck: custom corrosion resistant powder coated aluminum railings
- Gas stub installed on southeast deck
- Low wattage accent lighting installed in half-wall of southeast deck
- Water hose bibs installed on all three decks

## **GARAGE**

- Newly applied commercial grade floor coating
- Additional florescent ceiling lighting throughout
- Auxiliary power panel installed in garage (permitted)
- Additional 30 amp breaker installed for RV outlet in driveway
- Additional 20 amp breakers for lighting, outlets, & gazebo

- GFI protection throughout
- Roll-up steel garage door w/ steel lining & decorative windows w/ garage door opener
- Workbench w/ vise, storage cabinets, utility sink
- Additional permitted GFI electrical outlets

## **DRIVEWAY/WALKWAYS/PATIO**

- Newer six inch slab reinforced driveway w/ custom cobble-stone stamping accents
  - Newly applied commercial grade coating
  - Can accommodate RV storage
  - Additional water hose bib & flood lights installed
  - Back-yard patio extended to full length of yard, edged w/ planters
  - Newly applied commercial grade coating
- Upgraded four inch wide French drain extends length of garage
- Additional backyard drain installed: prevent water run-off onto front unit patio of neighbor (2202 Graham Ave. Unit A)
  - Taps into 2202 Graham Ave. Unit B neighbor’s pipe that drains to street
  - Installed w/ written permission of east side rear unit neighbor (2202 Graham Ave. Unit B)

## **LANDSCAPE**

- Drip irrigation throughout
- Over ¾ ton New England stone pavers in front yard
- Solid cedar 8 foot diameter octagonal gazebo: built-in bench & cobble-stone stamped concrete base w/ electrical outlet & interior light
- Flowering Muskogee myrtle trees in front & plum tree in back
- Numerous Italian Cypress trees (front & back yards) for privacy screens
- Numerous decorative plants & bulbs
- Potted plants (scented roses & Heavenly Bamboo shrubs) on back patio
- Potted mature Dracaena Marginata plants on east side of house
- Cast concrete stone bench, cast concrete Japanese lantern, & decorative manufactured bolder under living room bay window
- Decorative exterior lighting for patios & decks