

# 31 CHIANTI

## *coastal retreat*

### **ENTIRE HOME**

- New designer paint throughout (\$18k)
- New carpet throughout (\$15k)
- New Pecan hardwood floors (\$16k)
- All new oil rubbed bronze door hardware throughout
- Dual Zoned HVACs
- New Nest Thermostats (\$400)
- New baseboards throughout
- Louvered white shutters throughout
- Custom grass roman window coverings throughout
- New Window Screens for every window (\$500)
- All new LED canned lightbulbs throughout (\$1,200)

### **ENTRY**

- New Pecan hardwood floors
- New sweeping staircase with hand loomed carpet
- New hand loomed carpet in walk-in coat closet
- New Rattan Currey & Company Pendant (\$1,700)
- New Casement Molding on all windows (\$2,400)

### **OFFICE**

- Thomas O'Brian (designer) Visual Comfort Lighting in Office (\$1k)
- Paint – Laid Back Grey by Behr
- New Grass Shade Window Coverings
- New pecan hardwood floors
- New Casement Molding on all windows

### **HALLWAY**

- Serena & Lily Capiz Shell Globe Pendant (\$1,200)
- Wood replica wallpaper ceiling inlay
- Suzanne Kasler (designer) Visual Comfort Lighting in Main Hallway (\$3,600)
- New porcelain countertop in built-in
- New pecan hardwood floors
- Custom Tailor Stripe Woven Wool Rug with attached pad (\$2,500) *\*not included in home sale price and must be purchased separately if desired*

### **HALLWAY BATH**

- Brand new shaker style vanity with snow white quartz countertops
- New Moen brass plumbing fixtures
- New Kohler brass towel bar & toilet paper holder

- New custom hardware on vanity
- New Kohler Persuade Curv Comfort Height Toilet with brass push flush button
- Hexagon Honed Marble Floors
- Serena & Lily Wallpaper
- McGee & Co. Mirror
- New grass cloth roman window coverings

### **LAUNDRY**

- New polished marble mosaic floor (\$2k)
- New Rejuvenation cabinet hardware

### **NURSERY**

- Scalamandre wallpaper (\$2,000)
- Seagrass carpet with rope border
- Restoration Hardware 19<sup>th</sup> Century Pendant
- New Custom Closet (\$1,700)
- New Closet Integrated LED Track Lighting
- New louvered closet doors

### **DINING**

- New Pecan hardwood floors
- Wood Paneled Ceiling with paperweave grass cloth wallpaper inlays

### **KITCHEN**

- New Pecan hardwood floors
- New Painted Kitchen Island with Farrow & Ball Paint
- New Honed Porcelain Slab Countertops in Luxe White on kitchen island (\$3,500)
- New Honed Porcelain Slab Countertops in Cement (\$5k)
- Tumbled Polished White Ceramic Subway Backsplash (\$2k)
- New Rohl Brass Kitchen Faucet (\$1k)
- New Fireclay Rohl Allia Kitchen Sink
- Under cabinet strip outlets
- Thermador stainless steel stove top range
- Kitchen Aide stainless steel integrated microwave + oven
- New Bosch Stainless Steel Dishwasher (\$1,200)
- New Bosch Stainless Steel Refrigerator
- New stainless steel wine fridge

### **FAMILY ROOM**

- Seagrass carpet with rope border
- Wood Paneled Ceiling with paperweave grass cloth wallpaper inlays
- New built-in custom entertainment cabinet (\$5K)
- New grass roman shade window coverings

### **PRIMARY BATH**

N/A

**PRIMARY CLOSET**

- Seagrass carpet with rope border
- New LED track lighting
- New lucite cabinet hardware

**PRIMARY BEDROOM**

- Seagrass carpet with rope border
- New white linen roman shade on patio door
- Basketweave rattan wallpaper ceiling inlays
- Wall paneling throughout

**PATIO**

- New Lantern Sconces

**MAINTENANCE ITEMS SERVICED RECENTLY**

- Windows Serviced – new springs added, and tracks oiled
- Garage Door and tracks
- Electrical updated throughout the home (\$6K)
- Roof repaired for regular maintenance
- Gutters cleaned for regular maintenance