

# 1719 Stanford Ave | Updates & Repairs

## General

- Completed termite tenting and necessary repairs.
- Installed 3rd generation Nest thermostat and temperature sensors throughout
- Updated vents & floor registers with all new modern hardware
- Interior Doors Replacement: Replaced all damaged doors with custom wood doors.
- Trim Painting: Repainted interior trim throughout.

## HVAC System

- Updated power starter, serviced system, sealed and recharged refrigerant.

## Bedrooms & Hallway

- Replaced carpeting in all bedrooms, closets, and hallway.
- Painted walls in two smaller bedrooms.
- Installed new light fixtures in all bedrooms.
- Added Hygge & West wallpaper accent wall in the primary bedroom and coordinated paint colors.
- Replaced built-in desk with functional storage cubbies and hanging closet space.

## Living Room

- Installed new window treatments
- Replaced chandelier above the dining table.

## Kitchen

- Rebuilt cabinet interior to install a GE 31-bottle wine fridge.
- Modernized cabinet handles and door pulls.

## Bathrooms

- Fixed bathtub hardware and toilet leaks.
- Hallway Bathroom Upgrades: Replaced faucets, hardware, mirror frame, and installed modern brass accents.
- Ensuite Bathroom Remodel: Fully renovated with new vanity, sink, mirror, shelving, shower doors, hardware, expanded tiling, and repainted walls.

## Garage Updates

- Patched and painted garage walls.

## HVAC System

- Updated power starter, serviced system, sealed refrigerant, and system recharge.

## Outdoor Landscaping & Repairs

- Front Landscaping: Removed hedges near driveway; rebuilt planting bed with drought-resistant plants, river rocks, and succulents.
- Rear Landscaping & Retaining Wall: Removed invasive plants; re-landscaped with drought-resistant options; patched retaining wall irregularities; blocked fence gaps.