

## 2621 Mathews Ave Improvements – Built in 1951 and Recently Upgraded

The current owners have compiled a list of features and improvements made to the home since 2012. This home is loved and the owners want to find a new family/person/people to enjoy and appreciate it as they have. All upgrades were completed in 2018 except as noted.

### **Kitchen**

1. Upgraded appliances: Whirlpool double oven, microwave, refrigerator, and GE dishwasher
2. New quartz countertops with subway tile backsplash
3. Sanded and repainted cabinets – replaced cabinet hinges and upgraded with Rejuvenation knobs. Added spice rack cabinet and cutting board storage cubby area.
4. Canned LED lighting, pendant light, and lighting underneath cabinets
5. Smooth coat drywall finish applied to ceiling to match living room ceiling finish
6. Custom Bali natural shades added to windows
7. Blanco sink, Rohl faucet, and new garbage disposal installed

### **Garage / Laundry Room**

1. Remodeled laundry area: new engineered hardwood flooring, custom storage cabinets, quartz countertop and subway tile backsplash work area, canned LED lights, and custom Bali natural shades
2. Remodeled bonus/media room: new hardwood engineered flooring, smooth coat drywall ceilings, canned LED lights, and custom Bali natural shades
3. Installed pocket door between laundry area and bonus/media room

### **Water Heater and Plumbing**

1. New plumbing for entire house with PEX piping (2013). Removed water heater and installed a tank-less water heater (2013). Re-piping has a lifetime guarantee offered by MasterServ.

### **Wiring**

1. Installed new electrical panel for entire house and fixed junction boxes in attic / garage (2012)
2. New outlets throughout entire house (2020)

## **HVAC**

1. Removed wall heater unit. Installed a new HVAC central heating system, along with venting. Has option to add AC unit if desired.

## **Insulation**

1. Installed new insulation in attic (2013) and blew insulation in all bedroom exterior walls (2018)

## **Doors**

1. Removed and replaced all exterior doors with T.M. Cobb wooden doors. Had all doors professionally painted and installed.
  - a. Put in a 36" wide Dutch style front door; has Emtek hardware
  - b. Lightened hallway by adding new French door; has Emtek hardware
  - c. In garage, installed double paned window/door; has Emtek hardware

## **Flooring**

1. Refinished and lightened herringbone hardwood flooring. Changed color from dark brown to walnut
2. Installed Mohawk SmartStrand Silk Reserve carpet with "All Pet Protection" and waterproof padding

## **Living Room**

1. Newly painted and installed canned LED lighting

## **Bathroom #1**

1. Newly painted and ceiling refinished
2. Added Rohl faucet, CB2 medicine cabinet, and Rejuvenation fixtures
3. Installed ceiling vent/fan
4. Refinished/glazed bathtub (2020); 5 year warranty from Commercial Bath

## **Bedroom #1 (Guest Room)**

1. Newly painted and installed canned LED lighting
2. Insulation added to exterior bedroom walls

## **Bedroom #2 (Current Nursery)**

1. Newly painted and installed canned LED lighting in ceiling
2. Built a closet with canned LED lighting inside
3. Insulation added to exterior bedroom walls

### **Master Bathroom**

1. Newly painted, ceiling refinished, and canned LED lighting
2. Installed Kohler shower fixtures / faucet and Rejuvenation fixtures
3. Repainted vanity and storage cabinetry; replaced medicine cabinet
4. Added new ceiling vent/fan with Bluetooth for music

### **Master Bedroom**

1. Newly painted and installed canned LED lighting
2. West Elm curtain hardware and Rejuvenation curtains
3. Added layer of drywall for better insulation and to refinish ceiling texture
4. Insulation added to exterior bedroom walls

### **Outside House Improvements**

1. Installed artificial turf and planted drought tolerant landscaping in front yard (2015)
2. Planted hedges in backyard for increased privacy (2015)
3. Exterior of house completely repainted (2015)
4. Installed motion lights in front driveway/backyard (2015)
5. Replaced backyard deck with Trex siding/wood (2017)
6. Installed front door exterior light fixture and Ring doorbell with motion detecting security camera
7. Removed large pine tree and planted hedges in front yard for added privacy
8. Termite tenting for entire house and garage; performed by Excellent Fumigation (2019)
9. Removed pine tree stump and planted olive tree in front yard (2020)
10. Installed and fixed/cleaned all the window screens (2020)
11. Repainted fence along sidewalk (2020)
12. Annual termite inspection conducted by Excellent Fumigation (2020)
13. Owners initiated having curb behind driveway and sides of driveway painted red by city (2020)