

## Remodel of Condo in 2023 - 1025 Island Avenue #402

### GENERAL

- Removed all textured walls throughout the condo, plastered and painted entire unit.
- New LED recessed and decorative lighting throughout.
- New low power consumption/noiseless ceiling fans in Living Room and all Bedrooms.
- All new switching and receptacles
- Installed new laminate flooring
- Installed all new contemporary baseboard moldings throughout.
- Installed new outdoor carpet on patio.
- Ducting cleaned after construction
- Remote electric shades in Living Room and Primary Bedroom.

### KITCHEN

- Demolished old kitchen and relocated appliances and peninsula.
- Installed all new Euro cabinets and appliances.
- Installed Silestone Countertops with waterfall on peninsula  
Silestone Ethereal Dusk – Suede Finish
- All new plumbing in kitchen.
- Installed LED undercabinet lighting.

### PRIMARY BATH

- Demolished existing Primary Bath (removed tub and installed full width shower with trench drain)
- Shower – Glass tiles with Silestone feature shower niche.
- Installed new ceiling rain head and hand shower for shower stall.
- Installed new Euro vanity cabinets and plumbing fixtures.
- Installed Silestone countertops, shower jambs, shower threshold and decorative niches.  
Silestone – White Zeus – Suede Finish
- Installed new lighted medicine cabinet.
- Installed all new shower & bathroom accessories.
- Installed new toilet.
- Installed new European frameless shower door
- Installed new exhaust fan/light combination

#### PRIMARY CLOSET

- Installed new California Closet system and pocket door to closet.
- Installed new LED lighting.

#### PRIMARY BEDROOM

- Installed new wall to wall carpeting.

#### SECOND BEDROOM

- Installed new California Closet system and opaque glass doors at closet.
- Installed floating walnut shelf to be used as desk.

#### SECOND BATHROOM

- Bathroom was gutted and remodeled in 2021 by previous owner- shows as new (hardly used)
- All new cabinetry, tile, vanity counter, tub, plumbing fixtures, and frameless glass tub/shower door.

#### SECURITY – Installed in 2023

- Simplisafe security system
- Nest Doorbell with camera
- Switchbot remote access for Unit Door