

RENOVATIONS LIST 2301 S SKYVIEW DR Unit 2

- upgraded electrical panel and electrical outlets
- recessed lighting with multiple settings ranging from warm tones, natural light, to bright white, placed throughout the unit to showcase architectural features and cohesive design aesthetic
- interior and exterior plumbing with updated shared in-wall building lines and upgraded sewage lines
- freshly plastered walls, acoustic ceilings removed
- custom paint in soft white, shaded with linen grey, and smartly paired with an easy to maintain, pure white semi-gloss finish applied to the interior doors, closet doors, trim, framing and floorboards
- decorative solid wood panels, thoughtfully accented in each room, provide a unifying element of warm satin walnut veneer, securely clipped into place to preserve finish of plaster underneath
- six-hundred-pound slab of mesmerizing ATACOMA BLACK GRANITE, artfully displayed to ground the main living area
- all interior and closet doors, with an additional lock and key Owners Closet
- satin brass hardware includes lever door handles, exposed hinges, cabinet pulls, and keyless front-door entry
- hand printed, SCHUMACHER wallpapered accent walls in a timeless CHANG MAI DRAGON pattern, recently released in a limestone color palate of whites, neutrals, and pewter metallic
- three-ton, roof-top HVAC unit and smart home NEST THERMOSTAT in satin brass
- exterior windows and sliding patio doors with energy efficient dual pane glass
- insulating wood plantation shutters, painted in white, with hidden lever detail for seamless exterior views
- oversized 3-D white wall tile of subtly playful circles, spanning across the open concept kitchen's breakfast nook, and accented in the main hallway, adjacent to the foyer
- custom welded patio gate, opening to central garden courtyard with groves of mature citrus trees of Meyer lemons, Ruby Red grapefruits and Navel oranges, providing easy access to the community pool, spa, lounge chairs, and poolside club room

- bright white paint on interior of iconic concrete masonry wall surrounding enlarged patio space; custom white planters
- bright white sunburst patterned screen outer front door with satin brass hardware and keyless remote entry
- ARTWORK displayed throughout on removable 3-M hooks preserve upgraded integrity of interior design components

KITCHEN & LAUNDRY RENOVATIONS

- open concept chefs kitchen with grey quartz countertops, waterfall edge, and counter-height seating
- white, easy to maintain cabinets, doors, and drawers with satin brass pulls, solid light wood interiors, custom wood pullouts to maximize cabinet and pantry storage
- motion sensor lighting illuminates floor-to-ceiling pantry closet with adjustable shelves and custom pullouts
- hidden waste bin with gliding under-sink pullout
- satin brass kitchen faucet with pull down spray
- plantation shutters above kitchen sink and dining banquette
- SAMSUNG stainless steel appliances include counter-depth refrigerator with easy to access side-by-side doors and designated waterline for water filtration and ice maker, 30" electric wall oven, 5-Burner gas cooktop
- laundry utility closet with updated electrical line, Italian Carrera marble tile accents and mosaic tile flooring houses the white Samsung stackable full-size, front-loading washer and dryer
- natural gas hot water heater
- seagrass inspired wallpaper
- white wall tile with grey grout
- SAKS FIFTH AVENUE bent tubing satin brass kitchen ceiling sconces and dining chandelier with round opaque white glass shades

PRIMARY BEDROOM AND BATH RENOVATIONS

- spa-like bathroom appointed with PHYLLRICH solid brass fixtures and hardware in satin brass finish, including wide spread double handle faucets, shower suite with streamlined temperature and pressure regulator, handheld shower spray with adjustable height bar, “train rack” with towel display shelf and towel bar, space-saving wall hooks
- floor-to-ceiling white subway wall tiles vertically laid against grey grout, with meticulously laid bullnose edges, and framed Carrera marble shower shelf with mosaic backsplash detailing
- power outlet to accommodate incredible TOTO TOILET, complete with custom brass flush handle and TOTO WASHLET BIDET seat with warmer, cleansing heated water on multiple settings, and air-dry features
- accent walls of 12”x24” polished Italian Carrera marble
- Italian Carrera mosaic floor and ceiling above walk-in shower
- Italian Carrera saddle threshold
- fully tiled and generously sized walk-in shower with frameless glass wall
- double-sink vanity in a rich slatted walnut finish with storage drawers and white porcelain sink
- walnut wood, double doored, mirrored medicine cabinet with exposed tile work preserved behind
- satin brass pendant lights with round opaque white glass shades
- recessed lighting, smooth plaster walls and ceiling, walnut wood panels, seagrass patterned wallpaper, custom screen for light filled privacy, and wall-to-wall-to-closet ceramic hexagon tile flooring
- fully finished and painted closets with preserved sliding vintage mirrored doors, and bonus ensuite closet storage and interior door with brass hardware
- lock and key sliding glass door opening to oversized patio running the length of the unit
- slatted walnut wall paneling, seagrass inspired wall paper, freshly plastered and smooth walls and ceiling, SCHUMACHER Chang Mai Dragon had printed wallpaper

SECONDARY BEDROOM AND BATH RENOVATIONS

- spa-like bathroom appointed PHYLLRICH solid brass fixtures and hardware in satin brass finish including wide spread double handle faucet, Roman tub spout, shower suite with streamlined temperature and pressure regulator, handheld shower spray with adjustable height bar, space-saving wall hooks
- floor-to-ceiling white subway wall tiles vertically laid against grey grout, with meticulously laid bullnose edges, and framed Carrera marble shower shelf with mosaic backsplash detailing
- TOTO TOILET with custom brass flush handle
- accent walls of 12"x24" polished Italian Carrera marble
- polished Italian Carrera marble mosaic floor and ceiling above deep soaking tub
- Italian Carrera saddle threshold
- double-sink vanity in a rich slatted walnut finish with storage drawers and white porcelain sink
- warm walnut wood, double mirrored medicine cabinet with exposed tile work preserved behind and hung mirrored gold medicine cabinet for additional storage
- bent satin brass hanging pendant lights with round opaque white glass shades
- recessed lighting, smooth plaster walls and ceiling, walnut wood panels, seagrass patterned wallpaper, and wall-to-wall-to-closet ceramic hexagon tile flooring
- fully finished, painted closets, with preserved sliding vintage mirrored doors, plantation shutters, dual pane windows and slider, interior door with satin brass hardware