1091 Arden Road

Renovations and Major Updates

2017

- Complete architectural reorientation of main floor including:
  - Creation of hallway connecting foyer to rear family room
  - Creation of new family room from former maids' bedrooms, including custom French doors and new windows throughout
  - Creation of new powder room and laundry
- New kitchen featuring:
  - Top-of-line Viking double wall oven, six-burner range, wine refrigerator and dishwasher; SubZero side-by-side refrigerator
  - Newport Brass fixtures
  - Franke fireclay sinks
  - New kitchen island
  - Custom cabinetry
  - Quartz countertops
  - Custom lighting
  - New hardwood flooring
- Re-architected primary bedroom featuring large walk-in closet with custom his/hers California Closets installations, multiple windows for natural light, and work area
- Completely new bathrooms upstairs and downstairs, featuring marble surfaces, basket-weave flooring, marble subway tile walls, Newport Brass fixtures, and tempered glass shower enclosures with new period-appropriate lighting
- Down-to-the-studs new electrical wiring, panel, cable, and lighting installations
- Comprehensive plumbing update including new waste line, new copper pipes
- Housewide HVAC upgrades; dual-zone electronically controlled heating and cooling systems
- New copper gutters
- New security system with glassbreak, motion sensors and other features

2022

- Interior design upgrades including:
  - Custom Fortuny light fixture in foyer
  - Custom wall sconces in foyer
  - Custom copper circular chandelier in living room
  - Custom translucent stone light fixture and Fortuny wall sconces in dining room

2023-24

- Enclosure of screened porch to create new ~120sf music room/seating area
- Creation of ~400 sf gazebo, outdoor kitchen, fireplace, and seating area with custom lighting

    - Installation of natural gas fired Hestan grill with rotisserie, under counter lighting and storage, stainless steel sink with hot water and garbage disposal, and quartz countertop
- Major pool renovation including:
    - New pool coping
    - Creation of new spa/hot tub
    - Installation of Pebbletec surfaces
    - Installation of new Pentair pool equipment and lighting controlled by Internet app
- Regrading of back yard and installation of comprehensive French drain system
- Installation of 8’ stuccoed block privacy wall along entire Wilson Ave. side; new block wall and fence upgrade along back and side property lines

<u>2024-25</u>

- Major landscape architecture upgrades including:
    - Widening and pouring entirely new driveway
    - Creation of new 100+sf front patio
    - Installation of custom iron fencing and pedestrian and driveway gate system controlled by Internet app
    - Construction of new pedestrian entrance and main front walkway
    - Regrading of both front and back yards
    - Installation of new front and back yard irrigation systems
    - Installation of new outdoor lighting
    - Custom planting and landscape design by S.E. Farnum & Associates
    - Installation of new St. Augustine lawn
- Updated pool bathroom