

# Upgrades Made to 455 Sunningdale by Vavra

## Project

### Exterior

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Upgraded landscaping in front Courtyard and Side Serenity Garden  
Installed Spanish wall fountain in front Courtyard  
Installed Spanish wall fountain in Side Serenity Garden  
Installed Alumawood cover over Rear Patio including dimmable lighting  
Installed Alumawood cover over front Courtyard  
Added remote controlled circulation fans to Rear Patio cover  
Installed outdoor speakers on rear patio cover integrated with AV system  
Installed natural gas tap in Rear Patio for outdoor grill

### Entire Home

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Painted entire interior changing color palette  
Added new louvered window covering for four sliding doors and one window  
Purchased new washing machine and dryer  
Travertine tile cleaned and polished

### Audio/Video

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Added an AV cabinet to the side of the fireplace  
Inserted rear-channel surround sound speakers in ledge  
Installed state of the art AV components including Universal remote, AV receiver, flat panel plasma TV, Sonos S5  
Installed left, right, and center channel speakers in fireplace

### Living Room

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Remodeled Fireplace housing and installed new Montigo natural gas fireplace  
Decorated new fireplace housing with ledgerstone and new floating mantel  
Created wall alcove for flat panel TV

### Bar

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Installed three-level mirrored glass shelving at bar  
Installed new wet bar  
Added a wine cooler

Reconfigured under bar cabinets

### **Master Bedroom**

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Removed fireplace to create more wall space

Retailed shower in Master Bath and added stone ledge

Installed Stainmaster carpeting

### **Guest Bedroom**

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Removed door from Kitchen to second bathroom for greater privacy

Installed Stainmaster carpeting

### **Garage**

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Installed new garage door and remote-controlled opener

Installed two heavy duty metal storage shelves