

## **LIST OF UPGRADES - 69 Lauderdale Drive**

### Main Floor:

- Upgraded smooth ceilings throughout entire main floor
- Pot lights in hallway, living room, kitchen and family room
- New porcelain tiles in foyer, hallway, kitchen and laundry room
- Custom cabinetry in laundry room
- Entirely new, custom kitchen cabinetry, which includes two added pantries in the breakfast area (pantries have custom built-in wine racks)
- Quartzite countertops and matching full splash with new under mount stainless steel sink
- New toilet in the powder room
- Hardwood in living/dining area and family room
- Oak stairs with wrought iron pickets

- Kitchen cabinets / pantries (drawers and doors), built in master closet drawers and master bathroom vanity (drawers and doors) have Blum soft closing hinges
- All new light switches and almost all light switches have dimmers throughout the house

## Second Floor:

- Upgraded smooth ceilings throughout hallway on the second floor
- Pot lights in hallways
- New oak hardwood floors throughout entire second floor (inclusive of bedrooms)
- Custom built-in closet organizers in both master bedroom closets
- Fully renovated, custom master bathroom with new freestanding bathtub, glass shower, quartz counters, porcelain tiles on the floor and in the shower, upgraded shower head and new toilet
- New toilet and upgraded shower head in the main bathroom

- Master bathroom has a new fan that's extremely quiet with 4 timer settings
- Master bathroom has Schlutter waterproofing membrane under floor tiles and in the shower as well as DensShield tile backer and silicone caulking throughout shower walls
- Potlights in the master bathroom shower
- Extra outlets added in key areas throughout the house

#### Outside:

- New landscaping with stone parking pad, planter boxes lining the driveway and framing the stairs and matching new stairs
- New premium aluminum and glass railing on front porch
- Wooden deck and pergola

#### Exclusions:

- Book shelves in 4th bedroom