

Improvements & Upgrades

1516 Madrona Dr | Madrona

Improvements made during current ownership, totaling roughly \$1,000,000

2017

- Cantilevered balcony, made with steel beams and Ipe wood, spanning the entire length of the living room & width of the dining room
- Aluminum tilt turn windows, glass sliding doors & aluminum front door from Europe
- Wide plank French white oak high-quality engineered hardwood floors

2018

- Laundry room and powder room renovation
- New furnace

2019

- Lower floor bathroom renovation
- Primary bathroom & closet renovation

2023

- Full kitchen remodel
 - Custom Leicht cabinets from Germany
 - Miele appliances (fridge, freezer, plumbed combi-steam oven, microwave oven, hood, induction stovetop, Thermador dishwasher)
 - Grohe Color Essence faucet (*black & pink alternative will be left; other colors available to purchase online*)
 - Quartz countertop & backsplash
 - Lambert & Fils custom pendant light
 - Custom oversized floor tile
 - Removed the wall separating kitchen from dining room
- Installed shear wall on the back of the house
- New heat pump & tankless water heater
- Upgraded electric panel & installed a Charge Point EV charger

2025

- Roof over living room (replaced with Weather Bond TPO)
- Replaced roof flashing and fascia boards
- New carpeting on stairs, upper and lower level
- Serviced the water heater, furnace and heat pump
- Air ducts and vents cleaned



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