

# Upgrades and Improvements

211 Summit Ave E, Unit S-319 | Capitol Hill

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All around	<p>Cork flooring throughout, with high quality underlayment</p> <p>Replaced all lighting fixtures, and added dimmers to most lights</p> <p>Added modern trim</p> <p>Replaced old, air-blow heaters with individually controlled non-motorized heaters</p> <p>Replaced all hollow doors with solid wood doors (entry way, living-to-bedroom, and bathroom)</p> <p>Replaced all appliances with top brands, energy star efficient</p> <p>Added several electrical outlets</p>
Kitchen	<p>High-quality cabinets &amp; shelves all around, custom design to utilize all spaces efficiently</p> <p>Replaced half-size water heater in cabinet corner with a lazy susan</p> <p>Bosch counter-depth paneled fridge/freezer (with ice-maker)</p> <p>Carrara Marble countertop (professionally-sealed), ceiling glass tile backsplash, under cabinet lighting</p> <p>Dishwasher drawers (allows for half washes, and easier to load/unload)</p> <p>Moved sink to the left allowing for more functional counter space</p> <p>Wolf induction stove-top (required upgraded electrical)</p> <p>Replaced stove vent to help open up the space</p> <p>Wonderful deep sink with motion-sensor faucet <i>(removed garbage disposal to use under-the-sink space for recycling and garbage)</i></p> <p>Beautiful, solid handles that make you happy whenever you touch them (especially the fridge and freezer)</p>
Entry	<p>Placed full-size hybrid water heater to entry way closet (double functions to store some kitchen stuff)</p> <p>Added wall coverings on kitchen/entry walls adding a bit of color and texture that complements the marble well</p> <p>Added an electrical outlet to the water heater closet</p>
Living room	<p>Added two built-in hanging file drawers under the counter facing the living room</p> <p>Replaced somewhat unsightly "mantel" with cleaner, more modern over-the-fireplace custom design and replaced fireplace tile</p> <p>Replaced swing door into bedroom with tasteful, high-quality sliding door</p>

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Bedroom	<p>Replaced unstructured closet with California closet, including a couple of built in hooks (depth of shelving can be changed)</p> <p>Added full-length mirror to door into the bathroom</p> <p>Added built-in modular bookshelves that can be removed and placed elsewhere and in various combination</p>
Bathroom	<p>Took out curtain wall separating bathtub-toilet from sink-closet</p> <p>Replaced old, shallow tub with comfortable soaking tub</p> <p>Raised shower head and replaced it with a bigger head</p> <p>Replaced tub faucet and handles with high quality bath and shower fixtures</p> <p>Added glass tile from tub to ceiling</p> <p>Removed curtain rod and placed curtain rail on the ceiling to add a sense of height and lightness in the space <i>(a light water repellent curtain works best)</i></p> <p>Replaced washer and dryer (the dryer is ventless so they don't stick out into the bathroom like the old ones)</p> <p>Raised sink counter to counter level, replaced sink</p> <p>Replaced counter-top with stone and custom drawers to facilitate smart storage and to remove clutter</p> <p>Replaced mirror and light fixture</p> <p>Replaced toilet with easy-clean, water efficient</p> <p>Added custom drawers, shelves, and a cabinet (shelving inside cabinet can be moved around) <i>Custom drawers and cabinet are also walnut to keep this small space cohesive and the clear glass knobs are beautiful to look at, touch and use</i></p> <p>Replaced swing door to the bedroom with a pocket all-wood door with full-length mirrors on both sides</p> <p>Added bathroom-appropriate wall covering at the back of the toilet to add texture</p>
Deck	<p>Replaced sliding screens with retractable screen doors to keep the place as open as possible</p> <p>Added custom sun blinds for both privacy and temperature control</p> <p>Added custom-built cabinet for extra storage</p> <p>Added deck tile (so water still drains) to better cohere with the indoor space</p> <p>Added folding table attached to inside balcony wall – <i>a great spot to enjoy the afternoon and evening sun</i></p> <p>Added retractable clothesline</p>

*Information provided as courtesy and not warranted by seller nor listing broker.  
Buyers advised to verify information pertaining to this property independently.*

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