

# Improvements & Upgrades

1716 N 46<sup>th</sup> St | Wallingford

## **Major Renovation (2010)**

- Gutted & renovated basement along with adding new foundation
- Installed Tyvek and Hardie Board siding
- Rebuilt and redesigned front porch to match existing roofline
- Added primary bedroom and back deck
- Extended and expanded kitchen
- Insulated and sealed both attic and crawlspace
- Replaced all knob-and-tube wiring with modern electrical
- Installed new furnace (replaced again in 2021)
- Added washer/dryer hookups and closet in new primary suite
- New sewer line
- Landscaping redesigned

## **Interior Remodel (2010)**

- Converted original 2<sup>nd</sup> bedroom into stair access to basement and primary bathroom
- Installed new kitchen cabinetry, new appliances and built-in breakfast nook
- Matched original white oak hardwood floors throughout main floor
- Replaced all windows and added custom window treatments (remote-operated in living and dining rooms)
- Added closet organizers and additional lights throughout

## **Roof Replacement (2016)**

- Installed entirely new roof system - removed three layers of old roofing materials

## **Basement Bedroom Certification (Around 2021)**

- King County Assessor's Office certified the finished basement room as a legal third bedroom: includes large egress window, closet, and adequate ceiling height

## **Most recent improvements (2025)**

- New exterior light fixtures and exterior door hardware
- New dining, kitchen and primary bathroom light fixtures
- New interior paint



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