



WILLIAM MEANS 733 ATLANTIC STREET

HOME IMPROVEMENTS & UPGRADES

INTERIOR

- Fresh paint - interior and exterior painting completed with neutral palette ready for the next owner's personal touch
- Designer light fixtures & statement chandeliers - curated lighting upgrades throughout the home that were not completed at new build
- Whole-home dimmer system - dimmer switches installed on lighting throughout the entire home, allowing customizable ambiance in every room
- Dual upstairs bathroom upgrades - both upstairs bathrooms refreshed replacing hardwood with new tile installation
- Professional-grade gym flooring - new high-performance gym flooring installed to replace concrete floor, creating a dedicated fitness space built for durability and function
- New Bosch dishwasher - upgraded to a new Bosch dishwasher, one of the most trusted and sought-after appliances for its quiet operation and cleaning performance
- HVAC air duct cleaning - full air duct cleaning performed, improving indoor air quality and HVAC system efficiency
- Whole-home & ADU hardware installations - new knobs and drawer pulls installed on cabinetry throughout the main home and ADU. This was not done at time of build.

- Radiant Life Series 4 whole-house water filtration system - premium whole-house water filtration installed, ensuring clean, filtered water at every tap and exterior hoses throughout the home and ADU.
- Under-mount drinking water filter & dedicated faucet - Ion faucet under-sink drinking water filtration system with a dedicated faucet installed, providing purified water conveniently at the secondary kitchen sink

EXTERIOR

- Backyard hardscape paver patio installation - professionally installed paver hardscape in the backyard, creating a durable, elegant outdoor living and entertaining area
- Mature landscape - screening trees planted along the north side of the property, providing privacy, shade, and enhanced curb appeal
- Complete backyard landscape installation - all backyard plantings and trees installed, establishing a lush, private outdoor retreat
- Second outdoor shower installation - added a second outdoor shower, a highly desirable feature after beach outings
- Crawlspace encapsulation & climate control - full crawlspace encapsulation paired with a dedicated dehumidifier installation, providing long-term moisture protection and improved structural

FOR ADDITIONAL INFORMATION:

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integrity. Includes remote bluetooth monitoring for security during storms

- Termite treatment & active bond - professional termite treatment completed with an active bond in place, providing ongoing pest protection and peace of mind.

ADU

- Bathroom renovation- replaced hardwood with new designer tile work and an updated vanity, elevating the design of the space.
- Humidity management dedicated dehumidifier installed in the ADU, ensuring year-round comfort and air quality in the auxiliary living space

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