

## 2201 Far Gallant – Renovation & Upgrades

### **Main House (Interior)**

- Whole-house remodel (2020–2025) with ~800 sqft addition
- European white oak hardwood floors (2025)
- Added media room, office, cedar closet, shoe closet, and main closet
- Anderson windows (as needed)
- Interior paint: walls, ceilings, baseboards, crown molding, cabinets, windows
- 8 ft solid-core Trustile doors (first floor) and 6'8 solid-core Trustile doors (second floor)
- Door and cabinet hardware
- Custom cabinetry throughout (master bath, laundry room, closets)
- Window treatments: living, dining, formal living, breakfast, master bedroom, exercise room, study
- Plantation shutters
- Lighting: All new can lights throughout
- Visual Comfort fixtures (Chandeliers: Entry, Dining, Kitchen, Study, Powder room, Master bath (2), Guest bedroom & Closet, Shoe closet (does not convey), Master closet; Sconces: Powder bath (2), Hall)
- Hand-blown glass chandelier (Dining room)

### **Kitchen & Bar**

- Complete remodel of kitchen & bar
- Quartzite and marble countertops with extra-thick island & bar (2-inch mortared edging, Taj Mahal marble with leathered finish)
- Porcelain farmhouse sink
- 42" Wolf gas cooktop with griddle + 42" stainless vent hood
- Miele double ovens with steam oven
- Built-in microwave drawer
- 48" Sub-Zero refrigerator
- 20" Thermador wine refrigerator
- Soft-close cabinets, new fronts, drawer glides, hardware
- Bar & island chandeliers
- Plumbing fixtures (Rohl & Hansgrohe)
- Two wine and beverage under-counter refrigerators

## **Bathrooms**

- Complete primary bath remodel: Italian marble flooring, marble shower, Kohler tub, quartzite counters, Rohl polished nickel plumbing fixtures, custom cabinetry with moldings, beveled frame mirrors
- Powder bath: new vanity with marble surface, leather accent wallpaper, (used to be full bath drain still present under hardwood floors for shower) removed pocket door
- All secondary baths remodeled: Marble floors & walls, marble tub surrounds & counters, new vanities, mirrors, toilets, fixtures
- Marble baseboards throughout

## **Technology & Systems**

- 3 new high-efficiency HVAC units
- 2 tankless hot water heaters
- Electric car charger
- AV system (Control 4 + Sonos): Exterior speakers, Media room surround sound, Living room surround sound, iPad controlled, All TVs and Smart TVs and mounts
- Nest mesh system with exterior cameras (night vision)
- Interior ceiling fans

## **Garage**

- 2 solid wood garage doors with high-lift tracks and openers

## **Exterior & Landscaping**

- Repainted exterior & soffits
- Revamped landscaping (\$250k investment): 16 new trees along fence line, two large oaks & one maple, plants, trees, terracing, stone beds, pavers
- Sprinkler system with drip lines
- Wrought iron fencing, French drains
- Landscape & tree lighting
- Sitting area and decking by trampoline
- Remodeled pool: resurfaced, new equipment, heater, tile, stone hot tub, leuder coping
- Outdoor kitchen: refrigerator, grill, exterior fans
- Sport court (\$70k) with lighting, 72" Mega Slam basketball hoop, pickleball/volleyball/tennis net, lacrosse rebounder
- Playscape

- Custom-built storage shed
- Exterior gutters
- Hinkel exterior sconces
- Outdoor-mounted TV (TV non-functional)

Disclaimer: All information is deemed reliable but not guaranteed. Buyer and buyers agent to verify all square footage, measurements, features and upgrades.