

## **2504 OAK LANDING DRIVE, BRANDON, FL 33511 HOME RENOVATIONS**

- Installed 24x24" Rectified Level 4 Porcelain/Travertine stone design tile throughout with 1/8 of an inch grout line. Common Areas 2018
- Installed Large Tile Accent Medallion in Foyer Entryway
- Installed Engineered Hardwood Flooring in all 5 bedrooms 2018
- Replaced main A/C Unit 2018
- Replaced hot water heater 2018
- Replaced water softener system 2018
- Replaced most sprinkler heads 2018
- Replaced all 4 toilets
- Installed Septic System Easy Access Lid 2021
- Replaced all ceiling fans and lighting fixtures throughout entire house, including the ceiling fans on pool deck 2018
- Replaced/Added Smoke Detectors throughout 2023
- Installed child safe locks on all 4 sliding glass doors
- Painted interior throughout 2018
- Painted exterior 2024
- Stained Front Doors Mahogany inside & out 2024
- Replaced Front Door hardware 2018
- Installed Helmet Gutters 2018
- Replaced Sod front and back 2018
- Kitchen Total Remodel: 2018
- Installed new Hardwood Cabinets w/pantry, pullouts & soft close drawers w/decorative, antique bronze hardware
- Level 5 Rare Granite Countertops
- Stainless Steel Kitchen Aid Appliance Package including wall oven, microwave, cooktop, refrigerator, dishwasher
- Installed Stainless Steel Large Farmhouse Kitchen Sink and Detachable Sprayer Faucet
- Installed Marble Backsplash under kitchen cabinets
- Master Bathroom Remodel: 2018
- Installed Tile Flooring, Wall Tile with Medallion accent tiles
- Installed Pebble stone mosaic shower floor tile
- Replaced Vanity, Faucets, Mirror, Light
- Installed wall sconce lights
- Installed new shower with dual rain shower heads, tile work up to ceiling with decorative Medallion accent tiles & inlay decorative tilework surrounded by pencil marble tile
- Installed Cast Iron Claw Foot Bathtub with decorative faucet and handheld shower attachment
- Enclosed toilet room with a door installation

- Pool Bath Remodel: 2024
- Installed new shower with magnetic detachable Moen shower head
- Installed upgraded large tile in shower
- Installed Pebble stone mosaic shower floor tile
- Removed bulkhead drywall and opened ceiling up to full height
- Removed medicine cabinet, installed decorative mirror & vanity light
- Installed wire shelving in hall and laundry room closets
- Hallway Bath Remodel: 2018
- Installed ADA accessible roll in shower
- Installed new shower head with magnetic detachable handheld shower
- Family Room Remodel:
- Installed Marble Ledge stone floor to ceiling surrounding fireplace
- Installed Large Tiles on Fireplace Hearth
- Installed Built-in Bookcases flanking the fireplace 2024
- Designed island landscaping area & planted 2 Black Diamond Crape Myrtles, crotons, fountain grass
- Planted roses, gardenia bushes, etc.
- Replaced Front Yard Sod, May 2025
- Installed New Landscaping and Borders, May 2025
- Installed Exterior Uplighting
- Replaced Exterior LED Motion Sensor Spotlights 2025
- Replaced Pool Screen Enclosure 2025
- Replaced Chimney Cap 2025

### **Highlighted Features:**

- 5 bedrooms/4 baths
- Quiet, peaceful neighborhood
- Optional HOA: \$225 annually
- Suitable for multi-generational living
- Brick Paver front sidewalk and pool deck
- Jenn Air Outdoor Kitchen and sink with Granite countertop
- Outdoor Secure Storage Room on pool deck
- Poolside Planter with surrounding stonework
- Generous side yard/backyard grassy areas in addition to large pool
- Close to Tampa/St.Pete