

# 32185 Valley View Upgrades

Location	Description
<b>INTERIOR</b>	
<b>UPPER LEVEL</b>	
	Windows (34) - Replaced all except bay in the kitchen (Marvin brand)
	Sliding Glass Doors (3) - All (Marvin)
	Exterior Doors replaced (2) - All
	Interior Doors replaced (4)
	Living Room Wall Modified and Plastered
	Wood Burning Fireplace Replaced (BIS Built In Stove w/fan for heat efficiency)
	Resurfaced Beams
	Drywall replaced throughout home (all walls with new texture and paint)
	Electric system upgraded
	Electric heaters replaced
	Ceiling Lighting Installed (all on dimmers)
	New Insulation in walls and ceiling
	Oak Flooring installed in LR & DR
	Tile installed in entry and mudroom
	Stairway to lower level widened, railing installed and treads replaced with oak
	Kitchen Entry widened
	Kitchen ceiling lowered to afford new task and ambient lighting
	Kitchen Counters replaced with slab granite and customized edges
	Kitchen Cabinets resurfaced and hardware replaced
	Appliances reconfigured and replaced
	Kitchen sinks and faucets replaced
	SubZero Refrigerator refurbished with new compressor
	MBR, BR and Closet reconfigured
	Added 54 sq. ft. to MBR
	Installed Built-ins in MBR/Closet
	Replaced Carpet in MBR
	MBR bath upgraded with window, jetted tub, walk-in shower and double sink vanity
<b>LOWER LEVEL</b>	
	New Drywall - Replaced all walls and popcorn ceiling
	Windows - Replaced and added 16 total (Marvin brand)
	Doors replaced with solid core and new hardware (Emtek brand)
	Exterior door and hardware replaced
	Insulation in walls and ceiling
	Electric upgraded in all rooms
	Plumbing reconfigured and water heaters consolidated
	Installed recessed lighting throughout
	Flooring replaced

Bathroom remodeled with walk-in shower and double sink vanity  
Spa bathroom added with in-floor heating  
Therapeutic Infrared Sauna installed  
Window installed in Spa shower

#### **BASEMENT**

Professional encapsulation of crawlspace with upgraded sump pump

#### **EXTERIOR**

Slab stone steps from driveway to deck and porch added  
Decks added, replaced and expanded  
Stamped concrete steps from east deck to lower level added  
Stamped concrete covered patio from lower level walkout added  
Additional firepit patio on lower level added  
Extensive terracing with rock retaining walls providing easier access to yard and gardens  
Gardens and Lawn Irrigation added using water from secondary cistern  
Exterior water faucet installed for lower level