

## **411 N Wahsatch Upgrades and Features**

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| <p><b>Exterior:</b></p> <ul style="list-style-type: none"> <li>*New stucco 2022</li> <li>*New vinyl windows 2022 (except for front three original windows that were restored in 2021)</li> <li>*New 200 amp panel, new 75 amp panel to Studio</li> <li>*Removed the incoming electrical from overhead and ran them underground 2021</li> <li>*Sewer repair and replacement at main 2021</li> <li>*New oversized garage 2019 with 8 foot tall garage door</li> <li>*Re-graded 2021</li> <li>*Foundation repair 2021, to include 3 support beams, per engineer's recommendations, rock foundation under kitchen repaired and reparged, and new insulation in crawlspace</li> <li>* New gutters, and installed French drain on north side and SW corner 2022</li> <li>* New pergola in backyard for added privacy 2022</li> <li>* Solar night lighting</li> <li>* Landscape 2021/2022 to include new rock and hardscape areas, flagstone patios, xeriscape landscape plan, and over 1500 low maintenance daffodil, tulip, and crocus bulbs, and over 50 new re-blooming perennial daylilies. Plants chosen for hardiness and low-water needs.</li> <li>* 5-year Roof Cert 2023</li> <li>* Gutters cleans April 2023</li> </ul> | <p><b>Primary Suite (Entry, Bedroom, Bathroom, His and Her closets):</b></p> <ul style="list-style-type: none"> <li>*Converted the old, adjoining bedrooms into Primary Suite, permitted, 2021</li> <li>*New 5x11 walk-in closet, dresser and shoe cabinet stay</li> <li>*Additional 3x4 closet in bedroom</li> <li>*Refinished oak floors in entry and bedroom</li> <li>* New honeycomb blinds 2022; room darkening in bedroom; top-down in bathroom</li> <li>*Expanded 8 foot tall and floor to ceiling frameless glass shower walls to allow for no obstruction in line of view</li> <li>* Period-style black and white marble mosaic floor throughout bathroom and closet; floor to ceiling white subway tile in shower</li> <li>*American Standard Town Square dual shower system and sink faucet</li> <li>*Period-style console sink</li> <li>* New pex-line plumbing</li> <li>*Craftsman-styled vanity and ceiling lights</li> <li>*American standard Town Square collection toilet</li> <li>*9 foot ceilings</li> <li>* Hand-applied, skip trowel texture</li> </ul> |
| <p><b>Mechanicals and Systems:</b></p> <ul style="list-style-type: none"> <li>• New Furnace 2020</li> <li>• New AC 2021</li> <li>• New Water Heater 2021</li> <li>• New Electrical Panel upgrade 2021</li> <li>• New Reem Halo Air Scrubber 2022</li> <li>• New Humidifier 2023</li> <li>• Sewer repair and new cleanouts 2021</li> <li>• Upgraded electrical outlets and light switches 2021</li> <li>• New Maytag Washer and Dryer 2021</li> <li>• New GE Café Dishwasher, Refrigerator, and double oven gas range 2023</li> </ul>  | <p><b>Living Room:</b></p> <ul style="list-style-type: none"> <li>• Original brown tile hearth</li> <li>• Gas fireplace</li> <li>• Restored original Prairie Style Window With original weights and new copper chain</li> <li>• Refinished oak floors with commercial-grade finish</li> <li>• 10" original baseboards</li> <li>• Refinished, skip-trowel walls and ceiling</li> <li>• Restored lead-glass bookshelves with original clasps</li> <li>• New honeycomb blinds</li> <li>• Reproduction Mission-style ceiling light</li> </ul>  |
| <p><b>Front Bedroom:</b></p> <ul style="list-style-type: none"> <li>• Restored original windows with new copper chain and original weights</li> <li>• Original "parlour door"</li> <li>• New honeycomb custom blinds</li> </ul>   | <p><b>Library/Office:</b></p> <ul style="list-style-type: none"> <li>• New high efficiency Pella windows</li> <li>• New Carpet</li> <li>• Whole house fan</li> <li>• Shelving can stay if buyer wants it</li> </ul>  |

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| <p><b>Kitchen:</b></p> <ul style="list-style-type: none"> <li>• Craftsman-styled, Shaker cabinets</li> <li>• High-end GE Café appliances, including slide-in, 5 Burner and double oven gas range</li> <li>• Kingston Brass bridge faucet and pot filler, all metal construction</li> <li>• New vinyl windows</li> <li>• Hand-applied skip trowel texture</li> <li>• Reproduction Craftsman Mission-styled ceiling light and additional LED flush lights for task lighting</li> <li>• New, energy efficient vinyl windows</li> <li>• Picket style marble backsplash, applied to ceiling height</li> <li>• Victoria Lux Quartzite counter tops</li> <li>• Custom-built, butcher block rolling island</li> <li>• Refinished oak floors</li> </ul> | <p><b>Dining Room:</b></p> <ul style="list-style-type: none"> <li>• French door with original hardware</li> <li>• New, Craftsman styled lighting</li> <li>• Refinished oak floors with commercial grade finish</li> <li>• New, energy-efficient vinyl windows</li> </ul>  |
| <p><b>Hall Bathroom:</b></p> <ul style="list-style-type: none"> <li>• Original, restored clawfoot tub</li> <li>• Custom, dual-drain, tub/shower wet room</li> <li>• Period style marble floor tile and subway wall tile</li> <li>• American Standard Town Square sink and shower faucet</li> <li>• Kohler Memoirs pedestal sink and toilet</li> <li>• 8' tall, custom shower glass to be above sight-line</li> <li>• Craftsman style lighting</li> <li>• New pex plumbing</li> </ul>   | <p><b>Additional living space/office/family room:</b></p> <ul style="list-style-type: none"> <li>• R-19 insulation</li> <li>• Vinyl Plank flooring</li> <li>• Pella, energy efficient vinyl windows</li> <li>• Electric fireplace with thermostat</li> <li>• Ceiling fan</li> <li>• Custom lighting</li> <li>• New permitted sub-panel</li> <li>• Internet connection for increased office function</li> </ul>  |
| <p><b>Basement:</b></p> <ul style="list-style-type: none"> <li>• New 3" cement floor in first area</li> <li>• Maytag Washer and Dryer (new 2021)</li> <li>• Steel door frame</li> <li>• Red "pantry" unit (stays)</li> </ul>   | <p><b>Miscellaneous upgrades:</b></p> <ul style="list-style-type: none"> <li>• Ductwork cleaned after construction completed 2022</li> <li>• Antique refinished doorknobs and hinges and replacement skeleton keys</li> <li>• Large amount of storage in closets, basement and garage</li> <li>• Engineer's report, new post and beam supports, and stone foundation re-pointed and parged</li> <li>• New insulation in kitchen crawlspace</li> <li>• Updated electrical outlets and switches throughout home</li> <li>• Preventative termite treatment for house and garage</li> </ul> |
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