

## 1025 Cheshire Hills Court Improvements & Upgrades

### General:

1. Hardwood Flooring: \$85,000.00 in custom, hand distressed, dark maple hardwood 3, 5, and 7 inch wide planks throughout house, except back two bedrooms.
2. Over \$25,000.00 in upgraded electrical work. Primarily in added outlets, and dimmer switches installed on every light fixture or wall switch in the home.
3. 10 inch crown molding painted and installed though out every ceiling in the home.
4. Custom, multi-tone paint and faux paint through out home.
5. Builder upgraded in-line central vacuum system.
6. 1 of 2 water heaters replaced in May 2015.
7. Main AC Unit replaced in 2014.

### ENTRY:

1. Front entry door and encasement along with (2) leaded glass side panels added and faux painted.
2. Ceiling re-framed and raised 3½ feet for added volume.
3. (2) interior fountains wired and installed.
4. (2) interior fountain encasements arched, added light fixtures, and faux painted.
5. (2) leaded glass panel doors/jam/casement to library added and faux painted
6. (2) custom, hand made, wrought iron sconces installed. Valued at \$7,500.00 for pair.
7. (1) custom hand made wrought iron chandelier installed. Valued at \$9,000.00.
8. Wrought iron ceiling décor added.

### Library:

1. Ceiling reframed and raised 3 ½ feet.
2. Coffered ceiling installed and faux painted with each individual wrought iron panel rope lighted.
3. Custom made built in back desk wall unit installed and faux painted. Features 13 lower full extension drawers and open shelves with mini can down lighting in upper cabinet.
4. Electrical outlet and TV cable added and raised for ceiling mount TV
5. Pair of 10" flush mount ceiling speakers with individual volume control.
6. Added electrical for office equipment.
7. Hand made brass and wrought iron chandelier installed. Valued at \$15,000.00.

### Office:

1. Custom made built-in desk and cabinet with under cabinet lighting. Features (2) double door cabinets and one drawer in lower, and (3) double door cabinets on upper.
2. Custom leaded glass panel door/Jam/Encasement installed and faux painted.
3. Ceiling raised and reframed by 3 ½ feet.
4. Coffered ceiling added. (same as library)
5. Four small can lights added and dimmer switched.
6. Added electrical for office equipment.

### Formal Dining Room:

1. Custom built and faux painted wood fireplace mantel.
2. Absolute black granite added for hearth and top of mantel.
3. (2) wrought iron wall sconces and chandelier installed and dimmer switched.
4. 10" crown molding added.
5. (2) 10" flush mount ceiling speakers with individual volume control.
6. Picture light for over mantel installed and dimmer switched.
7. (4) can down lights added.

### BUTLER'S PANTRY

1. Builder upgraded cabinets.
2. Added (2) pair of leaded glass cabinet doors.
3. Added electrical fixtures to interior cabinets and under cabinets.  
Wine Captain refrigerator upgrade.

### Dining Room / Game Room Entry:

1. Faux stone painted.
2. Custom coffered/ wrought iron ceiling installed.
3. Two can lights added.
4. (4) wrought iron wall sconces installed, wired, and dimmer switched.

### Game Room / Living Room:

1. Custom built and faux painted wood fireplace mantel.
2. Absolute black granite added for hearth and mantel top.
3. (2) wrought iron wall sconces added and dimmer switched.
4. Picture light for over fireplace added and dimmer switched.
5. (4) can lights added for extra lighting. Dimmer switched.
6. Wrought iron chandelier and ceiling piece added and dimmer switched.
7. 10" crown molding.
8. Electrical outlet and TV cable added and raised for ceiling mount TV.
9. (2) 10" flush mount ceiling speakers with individual volume control.

### Kitchen / Great Room

1. Builder upgraded top of the line cabinets.
2. Replaced all kitchen hardware.
3. Added leaded glass windows in kitchen and nook.
4. Added 2<sup>nd</sup>. Viking dishwasher in kitchen.
5. Added under cabinet lighting in all kitchen cabinets.
6. Added (2) wrought iron light fixtures nook and great room.
7. 10" crown molding throughout.
8. Added six can lights in both kitchen and great room / Picture light over fireplace.
9. "Tongue and groove" white ceilings added in both kitchen and great room.
10. Moved non-bearing north wall of great room approximately 10 feet outward. Changed existing single door and three wainscot high windows for custom floor to ceiling 22 foot sliding glass doors.
11. Removed existing window from nook and opened pass through with arched framing.
12. Custom built-in cabinet next to fireplace to house 62" T.V., stereo equipment, and storage. Has 2 built-in drawers for CD and DVD storage.
13. (4) 10" flush mount ceiling speakers for surround sound/home theater sound system.
14. Fully automatic, remote control Hunter window shades.

### MASTER BEDROOM:

1. ENTRY: added wrought iron/crystal chandelier and ceiling piece.
2. Added 12' x 6' ceiling dome with 10' double crown molding and rope lighting. All dimmer switched.
3. Added wrought iron/crystal chandelier in sitting area.
4. Added 8' x 30" exterior glass door.
5. Added (2) mini-can reading lights over bed. Dimmer switched.
6. Re-framed west bedroom wall to accommodate built-in 50" T.V. so that it is flush to the wall.
7. (2) 10" flush mount ceiling speakers with individual control.
8. 10" crown molding through out.

### MASTER BATH:

1. Custom tile and bath hardware fixtures.
2. Upgraded cabinets.
3. Added (4) wrought iron dimmable wall scones between 2 custom, wrought iron, beveled bath sink mirrors for additional light.
4. Added (2) ceiling can lights over those mirrors for additional light.
5. Upgraded Jacuzzi tube And custom glass shower enclosure.
6. (3) remote control, fully automatic Hunter window shades.
7. Custom wrought iron, beveled mirror vanity with overhead dimmer switched light fixture and wrought iron vanity light fixture.
8. Added electrical and dimmers to vanity area.
9. (2) Custom built out master closets with built-in cabinets and drawers.
10. Built-in safe.
11. Replaced closet light fixtures with florescent "Clouds" for better closet lighting.
12. Electrical outlet and T.V. cable raided for high wall mount T.V.
13. (2) Custom décor built in medicine cabinets.
14. Custom crystal chandelier over master bathtub.

### LAUNDRY ROOM:

1. Upgraded cabinets with (4) under cabinet lighting fixtures added.
2. Added 2<sup>nd</sup> ceiling can light with dimmers for added lighting.

### BEDROOM and BATH # 2. (downstairs)

1. 10" crown molding.
2. Added (4) ceiling can lights with dimmers.
3. Added overhead ceiling chandelier with dimmer.
4. Upgraded bathroom cabinets.

BEDROOM and BATH # 2 (cont'd)

5. Custom tile and tub enclosure.
6. Custom 1 ½ inch beveled mirror in bath.

BEDROOM and BATH # 3. (downstairs)

1. 10" crown molding.
2. Added (4) ceiling can lights with dimmers.
3. Added overhead ceiling light fixture with dimmer.
4. Upgraded cabinets.
5. Custom tile and tub enclosure.
6. Custom 1 ½ inch beveled mirror in bath.

STAIRCASE TO BEDROOM #4:

1. Solid hardwood floor stairs.
2. Added wrought iron/glass light fixture with dimmer.

BEDROOM and BATH #4: (upstairs)

1. 10" crown molding.
2. Added (4) ceiling can lights with dimmer.
3. Upgraded cabinets.
4. Custom tile and tub enclosure.
5. Custom 1 ½ inch beveled mirror in bath.
6. Solid hardwood floor.

GARAGE # 1: (attached)

1. Custom built work bench with (10) upper cabinets and (3) full standing cabinets.
2. Epoxy painted garage floor for cleaning ease and appearance.
3. Added (2) overhead florescent light fixtures.

GARAGE # 2: (detached)

1. Epoxy painted garage floor.
2. Added (2) overhead florescent light fixtures.
3. Added (2) overhead 5' x 5' "Storage" lifts.
4. Garage attic, added flooring and lighting for large storage area above that garage. Accessible thru pull-down hatch.

BACKYARD BBQ AREA AND BACK GAZEBO:

1. Brand new (2015) natural gas BBQ and built-in refrigerator.
2. Custom gazebo ceiling fan
3. New (2015) 50" built-in TV over masonry fireplace in tile roofed covered gazebo.  
All exterior posts custom built and hand finished in designer moldings.
4. (4) Hi-Def, night vision Pro series video security cameras accessible from any T.V. in the house.
5. (2) massive, natural rock waterfalls cascading down 60' into the main pool.
6. A swimmable Grotto underneath the falls as they enter the pool.
7. Natural gas round fire pit.
8. A second smaller natural rock waterfall that descends into a pool finished pond. A white bridge spans the pond and falls.
9. (6) more individual fountains and/or waterfall features on property.
10. 26 station "Jandy" remote control system that allows the owner to operate and program all exterior pool, pond, waterfalls, fountains, and over 150 low voltage exterior light fixtures and transformers located on property from Great room or remote control.
11. Custom built, nine hole, putting green.
12. Removed builder's concrete driveway and replaced with new Design and custom brick pavers. Cost: \$65,000.00