

## **Updates to 197 Green Hills Road**

### **House Upgrades**

- Curtains in Living room and Dining Room
- Window shutters for various rooms
- Rods/tie backs for Living room and Dining Room
- All new Landscaping lighting
- New Storm Windows and Screens throughout whole house
- Custom screen for 3<sup>rd</sup> floor dome window
- Carpet Runner and Bedroom Carpet
- Replace of 8 glass panes
- Replaced window ropes/planed sash
- Insulated cook top exhaust motor
- Replaced electronics in double oven
- Replaced motor in sub zero
- All Stair backing replaced with wood panels
- Install weather stripping to basement door
- Mills Fencing around the yard to match front iron fencing
- Repair damaged fireplace hearth
- Restored two fireplaces to original Rookwood
- Removed panels in living room and replaced with shelving

### **Expand Master Shower**

- Replace base with natural stone
- new shelving and replace of tile in shower
- new glass doors
- replacement of floor tile

### **Steve Miller Construction**

- Custom laundry Cabinets
- Labor for 2 counter tops
- Supply counter tops for Laundry
- Install of pet door
- Install of planter
- Install wine cooler and electrical
- Install new utility sink in lower level

### **Remodeling ½ bath floor**

- Remove old tile
- New sub floor
- New concrete board
- Level floor
- New Slate flooring
- Material and installation
- Light source fixtures
- Wall repair
- Custom Copper Counter top
- Custom wall mounted Lav set
- Plating charges to hardware
- Starr Custom Cabinetry
- Hardware for faucet set
- Norwood Hardware Stone Vessel
- Reset ½ bath toilet
- Custom Painting
- Install waste lines & sink fixtures
- Toilet paper holder
- Towel Bar
- Soap Dispenser
- Install towel bar & toilet paper holder

### **Replacement of screens for patio doors**

#### **Lighting from English Traditions:**

- Outdoor Post Lantern
- Front door lighting and patio lighting
- All new sconces and chandelier in Dining room
- New Chandelier in stairwell
- Mini Chandelier in foyer
- New Sconces in 2<sup>nd</sup> bedroom
- Designer charges from Eng. Traditions
- Bromwell (Screen custom fit)
- Bromwell Fireset Ball Handles
- Bromwell Glass door insert for L/R
- Bromwell Fireplace accessories
- Bromwell Wood Holder
- Bromwell Fireset Ball Handles
- Custom Wine Racks
- Assemble and mount wine racks
- Purchase of: Ceiling fans/closet/hallway lighting fixtures

**Installation of lighting:**

- ½ bath
- Den
- Guest Bedroom
- Master bedroom ceiling fan and light
- 3<sup>rd</sup> floor fan/lighting
- Kitchen recess lighting
- Installation of landscaping lights
- New motion lighting above garage & fixture
- American Wood Floor re-finish
- New wood replacement boards in various locations
- Base painting in all rooms
- Custom paint in Den/foyer and wood work in living area by Les Trouvailles
- Paint Garage and Basement and wine closet flooring
- Touch up Paint on trim as needed
- Repaint house and Deck
- Re-seal Rookwood floor
- Re-seal Granite counters
- Paint front Door and Shutters
- Closet configuration – 3<sup>rd</sup> floor
- New Electrical outlets – 3<sup>rd</sup> floor
- Install TV/outlet and cable for family room
- Insulate Kitchen and door leading to garage
- Installation of several new electrical outlets and 2 new outside outlets
- New U-Line wine refrigerator in Kitchen with installation
- New Sod replaced in yard
- New landscaping
- Removal of 4 Tree's
- Restoration of Rookwood in Den
- New plumbing for outside water line and water softener
- Removal and Replacement of spare bedroom drywall
- Dimmer switches installed in several rooms