

## **771 S. Peytonville Ave**

### **Whole House -**

Benjamin Moore paint - walls  
Benjamin Moore - trim  
Emtek marble door handles  
Emtek door hinges  
Led Can lights all rooms  
New zoned AC system  
New wifi enabled thermostats  
Complete foam encapsulation of of the attic & walls  
All new AC/Heat registers  
Clean comfort indoor air system  
All new Lutron wall switches  
Lutron dimmers  
Lutron decor wall outlets  
Created & installed Garaventa Lift elevator from 1st to 2nd floor  
Hunter Douglas auto blinds  
3m Window tinting  
New internet system with whole house repeater system & storage closet  
Sanded & re-stained hardwood floors  
Custom iron staircase railings - back & front staircase  
Whole house - all new smoke detectors

### **Foyer**

crystal chandelier - FINE ART LIGHTING  
New custom Iron front door  
Raised entry ways & created cased openings with custom mill work  
Added custom mill work  
Added wall sconces

### **Family Room**

All new ceiling lighting - Visual Comfort Architectural specialty can lights  
New custom iron door to fountain garden  
Visual Comfort Art light  
Samsung Frame TV  
Created built in lighted book case with glass shelves  
Custom ceiling mill work  
New gas logs

## **Kitchen**

Custom Ultra Craft cabinets with custom pull outs, charging drawers & systems

Changed the kitchen footprint to enlarge space

All new -

Thermador 36" refrigerator

Thermador 36" freezer

Thermador 48" range with gas & induction burner

Thermador 36" range

Thermador warming drawer

Thermador dishwashers X 2

60" Workstation sink with entertainments serving systems

Brizo faucets X 2

Garbage disposals x 2

Custom vent-a-hood quiet system motor/outside

All new can ceiling lighting

New island lighting - Restoration Hardware

New spot lighting/can at sink

Specialized lighting in shelves & arm lights

Custom cabinet hardware

Slab porcelain countertops

Waterfall island with baseboard lighting

Specialized antique mirror backsplash

Custom window treatments

## **Pantry**

Reconfigured space

Ultra Craft custom cabinetry

Porcelain slab countertop

Composite sink - BLANCO

Brizo faucet

New garbage disposal

New Ice maker

New beverage refrigerator

Designer wall tile

New pendant light - Mitzi

Under cabinet lighting

Thibuat wallpaper

Picture light - Regina Andrews

## **Pool Bath**

Ultra Craft custom cabinetry with motion activated lighting

Cambria quartz

Washbasin - Linkasink

Added Sconces - Regina Andrews

Added chandelier - Regina Andrews

ToTo Washlet electric toilet

Marble flooring - Walker Zanger  
Wallpaper - Sandberg  
New vent fan

### **Downstairs Laundry**

Reconfigured entire space  
Ultra Craft custom cabinetry with specialty pull outs including dog food container, charging drawer, filing drawer. Also flexible opening for refrigerator. (Currently a small freezer)  
Under cabinet lighting  
New washer & dryer - Meile  
Added new sink - composite  
Brizo faucet  
Marble floor - Walker Zanger  
Backsplash - Walker Zanger  
Wall paper - Thibaut  
Cambria quartz countertops

### **Dog Shower**

Created a dog shower with opening from garage into the downstairs laundry room  
Custom glass door  
New French style glass door to garage  
Tile - Walker Zanger  
Brizo hand held shower system  
New vent fan

### **Tornado Room**

New lighting  
New coat rack

### **Wine Room**

All new Whisperkool wine room system/temperature controlled  
Foam insulated  
Raised ceiling & created whole new room  
Ultra Craft custom cabinetry  
New custom glass entrance  
Custom wine racks  
Marble stack stone feature wall  
Custom lighting  
Slate floors  
Marble counters  
Custom hardware

### **Dining Room**

Reconfigured space  
Ultra craft custom cabinetry with custom pullouts & custom lighting & glass shelves  
Slab book match porcelain countertop  
New spot lighting  
Baseboard lighting  
New Chandelier - Corbett Lighting  
Sconces - FINE ART LIGHTING  
Art light - Regina Andrews  
Created large cased openings x 2  
Added custom mill work  
Custom hardware  
Added wine refrigerators x 2  
Custom window treatments

### **Garage Hall**

Reconfigured space  
Raised opening & widened  
Created a cased opening  
Created space & added the elevator  
All new can lighting  
Added chandelier - Regina Andrews  
Removed window & added pool bath custom iron door

### **Garage**

New paint  
New LED overhead lighting  
New custom iron door  
New overhead storage  
New sink faucet

### **Front Stairway**

Removed windows & added 2 large picture windows  
New chandelier - VARALUX  
Added custom millwork  
New iron stair case railing  
New tread lighting

## **Study**

Custom Ultra Craft cabinetry with custom pullouts  
Added millwork on ceiling  
Slab porcelain counter top  
Wine refrigerator  
Custom shelving with lighting  
Custom wallpaper  
New Fireplace surround  
New Fireplace mantle  
Chandelier  
New custom iron study doors  
Picture lighting - Regina Andrews  
All new can lighting

## **Guest Bath**

Removed tub & new shower  
Marble shower & floors - Walker Zanger  
Ultra Craft Custom cabinetry  
Cambria Quartz  
Vessel faucet - WATERMARK - 24ct finish - crystal knob  
Shower - WATERMARK - 24ct finish - crystal knob  
Low Iron specialty glass shower surround - (eliminates green tint)  
Wallpaper - Thibaut  
New chandelier  
New spot lighting  
TOTO Washlet toilet  
Crystal vessel sink  
Custom shower acrylic door hardware  
New vent fan

## **Master Bedroom**

Completely reconfigured entire footprint  
Created new closet for a total of 3 closets  
Created master bedroom foyer added foyer ceiling light - Hudson Valley Lighting & wallpaper - Thibaut  
Created master bed recessed niche with cove lighting & trim  
Wallpaper - Thibaut  
Custom mill work on ceiling  
Custom mill work on art wall  
Art light - Visual Comfort  
Added ceiling chandelier - Restoration Hardware  
All new can lighting - Visual Comfort Architectural  
Custom drapes  
Custom roman blinds

Custom storage benches with cushions  
New wall sconces  
Samsung Frame TV  
Reconfigured 2 master closets & added shelving & soft close glides, new LED Can lighting, mirrors, electrical outlets & new hardware

### **Master Bathroom**

Reconfigured entire space - removing door, moving shower to create upstairs laundry room, removing small window  
Ultra Craft custom cabinets with custom pull outs  
Under cabinet lighting  
Low Iron specialty glass shower surround (eliminates green tint)  
THERMASOL - steam shower  
THERMASOL - control panel & shower speakers  
Linear drain  
Complete enclosed marble shower - Walker Zanger  
3 lighted niches with mother of pearl accented tile  
Porcelain slab floating bench  
BRIZO fixtures - individual valves - Shower head, Rain Head, Body Sprays & Handheld  
BAIN ULTRA - Garden Tub  
BRIZO Tub filler  
Ceiling lighting - CINDY FARRETTI CRYSTAL  
Crystal Wall Sconces  
Picture Art light  
Custom acrylic towel bars  
Removed small window - added large picture window  
BRIZO sink faucets  
Wallpaper - Wallquest  
Custom - Temperature - dimmable LED mirror lighting  
TOTO Washlet Toilet  
Added chandelier - Hinkley Crystal

### **Upstairs Laundry**

Created upstairs laundry  
Ultra Craft custom cabinets  
Added laundry sink  
Cambria quartz countertops  
Washer & Dryer  
Annie Selke floor tile  
Composite sink  
New faucet  
New overhead lighting  
Custom barn door with double sided mirror

## **Upstairs bonus room & Screened in porch**

Created cased openings with custom mill work  
Additional wall of custom mill work  
Sconces - Arteriors  
New can lights  
New spot art light  
Chandelier - CURRY & Co.  
Screened in balcony  
Hanging bed

## **Bedroom 1**

Created cased openings to bedroom  
New overhead lighting  
New desk area  
New ceiling fan  
New vanity hardware  
New Grohe vanity faucet & hardware  
New toilet  
New mirror

## **Bedroom 2**

New LED can lights  
New faucet  
New toilet  
New wall sconces - Regina Andrews  
New chandelier - Regina Andrews  
New hardware  
New soft close glides  
Wallpaper - Rifle Wallpaper  
New mirror  
New Cambria quartz countertops

## **Media Room**

Reconfigured the space  
New Ultra Craft custom cabinets with custom pullouts  
New dishwasher drawer - Fischer Pykle  
New Ice machine  
New workstation sink  
New Brizo faucet  
New Microwave  
New Beverage Refrigerator  
All new overhead lighting  
Cambria Quartz Countertops

### **Workout Room**

Reconfigured space  
Added shelving  
Installed mirrored wall  
Added ceiling fan  
New LED can lighting

### **Workout Bath**

New vanity lighting  
Soft close glides  
New mirror  
New paint  
New toilet

### **Back Staircase**

Custom iron railings  
New riser lighting  
New LED can lights  
Added chandelier - Corbett Lighting  
Removed small window & added a large picture window  
Custom Roman blind

### **Landscaping**

Landscape architect designed - all new landscaping  
New plantings, sod, shrubs, pots, beds, mulch trees etc.  
Entire new irrigation well system  
Added synthetic grass in newly designed courtyard area  
Demo'ed stairs and created a wider staircase to the upper back yard  
Added raised beds in front  
Created additional patio near pool  
All new French drains by Andy's  
All new drains from pool deck drains  
Increased the driveway size by garage  
Installed stamped concrete inner driveway for additional parking  
All new HYDRAWISE wifi enabled system  
All new sprinkler system  
New powder coated driveway gate  
New Liftmaster driveway gate motor

### **Barn**

All new paint/stain on outside of barn