



30 GIBBES

# UPGRADES

## Exterior

- Complete exterior repainting, including siding, trim, and front porch
- Front porch decking replaced and refinished
- New rear landing and stairway constructed with screened HVAC enclosure
- Comprehensive landscaping renovation featuring mature plantings, a garden walkway, and a private patio

## Systems and Energy

- New Ameristar 2.5-ton HVAC system installed to serve the main level
- Mitsubishi 9,000 BTU mini-split system installed in the front bedroom
- Electrical system upgraded to support new improvements
- New plumbing connections installed for kitchen and bathrooms
- New flat TPO roofing system installed
- Crawlspace fully upgraded with new insulation

## Interior

- Custom kitchen cabinetry installed, including roll-out pantry storage
- Marble countertops throughout the kitchen
- Premium KitchenAid appliances with natural gas cooking
- Original plaster walls and trim professionally restored
- Historic heart pine floors carefully repaired and refinished
- Updated lighting throughout the home while preserving the original chandeliers
- Primary bath upgraded with new plumbing fixtures, tile, and custom shower glass
- Door and window hardware replaced throughout
- Custom-designed closet systems installed