

4243 Beechwood Ln

Home Renovations, Updates & Amenities

Interior Upgrades & Custom Living Spaces

- **Downstairs Bathroom & Bonus Guest Den Layout:** Complete remodel of downstairs bathroom, adding a new door to convert it into a Jack-and-Jill layout for attached room, currently used as a bedroom
- **Premium Hardwood Flooring:** Installed throughout the primary bedroom, primary closet, downstairs bedrooms, and private guest suite.
- **Custom Home Fitness Gym:** Transformed the bonus space off the garage into a dedicated home fitness center, fully updated with professional, shock-absorbing commercial weight-room flooring and fresh interior paint.
- **Kitchen Natural Light Upgrade:** Installed an expansive new window in the kitchen, complementing its openness to natural light and views of the property.
- **Architectural Living Accent:** Remodeled one of the home's two fireplace mantles, establishing a striking architectural centerpiece in the living space.

Safety, Security & Neighborhood Perks

- **Second-Floor Armored Security Vault:** Features an impenetrable, custom-engineered vault constructed with armored steel walls and heavy-duty steel doors by a specialized enclosure manufacturer; optimized with custom shelving to serve as a premium, secure showcase and repository for high-value collections, jewelry, and important documents.
- **Home Automation & Multi-Point Security:** Installed a modernized smart alarm system panel and integrated high-definition Ring camera network covering the front entry, driveway, and backyard.
- **Exclusive Neighborhood Patrols (No HOA):** Enjoys the rare, highly desirable combination of zero HOA oversight alongside the security and peace of mind of dedicated, neighborhood-funded off-duty police officer patrols.

Infrastructure & Major Systems

- **Full Roof Replacement (2023):** Features high-end CertainTeed Landmark Architectural Composition Shingles designed with dimensional shadow lines, heavy-duty wind resistance, and a transferable limited lifetime manufacturer warranty.
- **High-Capacity Dual Water Heater Infrastructure:** Upgraded one of the home's dual hot water systems with a brand-new, oversized 75-gallon hot water heater integrated with a dedicated hot water circulation loop for instant hot water delivery, fully outfitted with all-new commercial brass valves and supply lines.
- **Advanced Subfloor Climate & Airflow System:** Upgraded the crawlspace beneath the pier-and-beam wing of the home with a premium, commercially engineered climate system, utilizing high-powered ventilation fans, specialized flex-duct routing, and a smart Dehumidistat environmental control panel to optimize under-home airflow.
- **Plumbing Infrastructure Upgrade:** Installed code-compliant main sewer cleanouts in the backyard to ensure seamless access and modern utility functionality for the property.

Exterior, Yard & Drainage Features

- **Parking Pad & Advanced Drainage:** Installed a vehicle-wide gravel parking pad out front abutting the roadway, engineered with a heavy-duty, double-barrel 6-inch Schedule 40 PVC culvert system designed to seamlessly divert heavy storm runoff directly into the city storm sewer while easily supporting heavy delivery and utility vehicles.
- **Custom Sub-Surface Yard Drainage System:** Installed a professional sub-surface PVC drainage network throughout the side and back yards, featuring multi-point downspout tie-ins, integrated drain inlets, and automatic single pop-up discharge valves to effortlessly manage heavy rainfall.
- **Premium Shade-Tolerant Landscaping:** Fully resodded the entire front yard with professionally installed premium Zoysia grass, meticulously engineered with a custom sand-base underlayment to thrive beautifully beneath the property's mature shade trees.

- **Pool System Modernization:** Updated the saltwater pool system with a new, high-efficiency pool pump and fresh, professionally sealed perimeter expansion joint mastic.
- **Canine Suite:** Created a gravel-layered backyard dog pad equipped with dedicated subterranean drainage beneath the gravel base to ensure a clean, dry, and mud-free environment, seamlessly connected to a converted garage-adjacent dog room featuring a large, heavy-duty security dog door.

Prior Owner Workshop Highlights

- **Heavy-Duty Workshop & EV-Ready Electrical Infrastructure:** Features an extensive network of dedicated 240-volt high-voltage circuits paired with heavy-duty, 3-prong angular (NEMA 6-50) machinery outlets; installed by the previous owner to seamlessly power commercial-grade shop equipment, industrial power tools, or multi-vehicle Level 2 EV fast-charging stations.