

CHARLTON

A D V A N T A G E

Full List of Upgrades and Updates at 1030 Barclay Circle

2021:

- Kitchen Renovation:
 - Quartz countertop installed
 - Quartz backsplash installed
 - Kitchen cabinets professionally sanded and painted white by Wet Paint (Baeumler Approved)
 - Superior handles installed on all drawers and cabinets
 - Moen faucet and large deep Gemini sink installed
- Interior professionally painted throughout, including all ceilings, doors, baseboards, windows and inside closets
- Updated light fixtures on main level, upstairs hallway and in bedrooms
- Upstairs Bathrooms:
 - Quartz countertops installed
 - Bathroom cabinets professionally sanded and painted white by Wet Paint (Baeumler Approved)
 - New hardware installed on bathroom cabinets and drawers
 - Moen faucets installed
 - Water shut off under sink installed
- Moen faucet installed in powder room
- Premium underpad and carpet installed
- New hardware on all interior doors
- New front door lock

2020:

- Spray foam insulation under the soffit at the front porch, with new soffit installed
- Spray foam insulation in basement (makes a huge difference to the warmth of the basement)
- Ducts professionally cleaned
- All windows and exterior doors professionally caulked
- Exterior front wall repaired and painted
- Landscaping
 - Standing garden built at the side of the house, stands on each end for rain barrels.
 - Stone path added at side of house
 - All stonework was glued, including stonework at front and back of house, so stonework should not require maintenance in the future.

2019:

- Over \$5k in custom curtains installed with blackout lining for heat retention or sun heat
- All plugs and switches upgraded to square flats (over \$1k spent in parts)

2016

- High end Washer & Dryer on stands, no bending down. Includes an extra small load washer perfect for delicates.

2015:

- Inside access door from garage to home created & installed
- Garage painted & roof bike pulleys installed
- Landscaping:
 - Stonework for border around boulevard and back trees
 - Low maintenance; high quality artificial grass installed
 - Deck skunk proofed (galvanized fencing dug down a foot placed around deck and along some perimeter fencing - keeps dogs safe and small dogs from escaping)
 - Fence and deck stained
 - Gravel built up the yard to remove the deep slope
 - Custom catch basin cover and lid made of peg board aluminum; built up for drainage (move the rock so you can lift the artificial grass)

2014:

- Full roof shingles replaced, critter proof vents installed and improved ventilation system installed (engineered ridge capping)
- Insulation in attic topped up
- All exhaust vents upgraded
- Water tank replaced, owned in full
- Furnace replaced, owned in full
- HVAC replaced, owned in full
- All floor registers and vents upgraded
- Privacy film added to front door and stairway window