

Home Upgrades

13225 59th Avenue West Edmonds, WA 98026

Whole Home Re-plumbed with PEX

Moen Auto Water Shut Off ~ learns your water usage habits and will shut off the water supply if usage increases to prevent water damage; easy to turn on at site or from app

Custom White Wood Shutters

Granite Countertops & Tile Flooring in Bathrooms

Real Hardwood Floors in Entry and Kitchen

Granite Countertops in Kitchen with Maple Cabinetry

Sprinkler System

Air Conditioning/Heat Pump

New Electrical Panel with Whole Home Ground (2024)

New Roof (except outdoor room) November 2025

Exterior Paint 2024

New Carpet July 2026

Refinished Hardwood Floors July 2026

Composite Deck Platform for Sauna or Hot Tub; Electrical Ready

Custom Patio and Basketball Court

Outdoor Room ~ 2017/2018 Custom Outdoor Room adding 280 square feet of living space featuring wood burning fireplace with gas starter; gas plumbed barbecue and two stainless burners; three drawers and beverage refrigerator. Wall mounted TV, heaters and shades for privacy and protection. Composite decking and tile.

New Fence late 2024/early 2025

Alarm system with exterior cameras and indoor motion and window detection, smoke detectors and heat detector in garage

New Insulated Garage Doors and Openers (approx 2018)