

2201 Far Gallant

MAIN HOUSE-

Whole House remodel in 2020-2024

Remodel addition included approx 800 sqft of new construction

Added media room

Added office and cedar closet

Added Shoe closet* and main closet

New Anderson Windows replaced throughout where needed

3 HVAC units

2 tankless hot water heaters

All interior 8 ft solid core Trustile doors fort floor

6'8 solid core Trustile doors on second floor

All new door and cabinet hardware

All new can lights throughout the entire house

Visual Comfort Chandelier in Entry

Hand blown glass Chandelier in Dining room

Visual comfort Chandelier in Kitchen

Visual comfort Chandelier in Study

Chandelier in Power room

2 Chandelier(s) in Master bath

Visual comfort Chandelier in guest bedroom & Closet

Visual comfort 2 Sconce(s) in Powder Bath

Visual comfort Hall sconce

Visual comfort Chandelier in shoe closet (Does not convey)

Visual comfort Chandelier in Master closet

All bathroom mirrors with beveled frame

All new custom cabinets in Master bath with custom moldings

Complete primary bath remodel, Italian marble flooring, marble shower, Kohler tub, lighting, bathroom Rohl polished nickel plumbing fixtures , quartzite counters

Exercise room/Her closet window treatments

His Closet new flooring, shelving rods, and cabinet hardware

Interior house paint including walls, ceiling, baseboards, crown molding, cabinets, and windows

New High Efficiency HVAC- 3 units

New Hot water heaters- 2 tank less

Electric Car Charger

New cabinets in Laundry Room

Carpet Stair runner

New cabinets in Master bath

All new flooring throughout

Powder bath new vanity with marble surface and leather walls

All secondary bathrooms remodeled with marble floors and walls. New vanities and mirrors

Two new solid wood garage doors with high lift openers

Revamped landscaping after freeze- added 16 new trees along fence line and two large oaks and one maple tree

Complete kitchen remodel & bar remodel

All new counter top quartzite and marble surfaces

Extra thick kitchen island and bar counter top with 2 inch mortared edging

Taj Mahal marble with leathered finish

Plumping fixtures throughout Rohl and Hans Grohe

Bar and island chandeliers(s)

Porcelain Farmhouse sink

42 inch Wolf gas cook-top with griddle

42 inch stainless vent hood

Miele double ovens with Steam oven

48 inch Sub-zero refrigerator

Built in microwave drawer

20 inch Thermador Wine Refrigerator

Window treatments in living, dining, formal living, breakfast, master bedroom, HER study

Plantation Shutters throughout

Soft close cabinets

New drawer glides

New cabinets fronts

New hardware

Wallpaper in Powder room and guest bath

New toilets

New carpet

New interior fans Visual Comfort

New AV system Control 4 and Sonos

Exterior Speakers

Media room surround sound speakers

Living room Surround sound speakers

IPAD controlled

Updated all upstairs baths with marble floors, tub surrounds, and counters

All new fixtures

Marble baseboards

EXTERIOR-

Repainted exterior of house and soffits

Nest Mesh system w/ Exterior cameras with night vision

\$55k Sport Court with lighting including 72 inch mega slam basketball hoop, pickle/volleyball/tennis net, and lacrosse rebounder

Playscape

Remodeled Pool and pool decking, pool resurfaced, new pool equipment, heater and tile with stone hot tub and leuder coping

Updated pool equipment

Outdoor kitchen with refrigerator and grill

Exterior fans

Exterior gutters

Hinkel and exterior sconces

Outdoor mounted TV (doesn't work)

All exterior landscaping and tree lighting

\$150K in Landscaping plants/trees and terracing of backyard

New sprinkler system with drip lines for pots

Wrought Iron Fencing

French drains

Landscape Pavers and stone beds

Custom built storage shed

- Crystal flush mount in shoe closet does not convey.