

## 6118 Gardenridge Hollow Features & Improvements

EXTERIOR	
	Custom Metal Planting Beds (2011)
	Custom Ipe Fence+Gate (2009) & Deck (2012)
	Xeriscape Landscaping (2011)
	- Zoysia Grass in Backyard (2014)
	- Palo Verde Trees [w/ beautiful yellow blossoms]
	Multi-Zone Irrigation System [sprinklers + drip lines]
INTERIOR	
BATHROOMS	
	Full Renovation ( <i>completed 2012</i> )
	Custom-Designed, Handmade Floating Vanities
	Paperstone Counters
	Danze Parma Brushed-Nickel Fixtures
	Wall-Mount Faucets
	<b>Master</b>
	- Two Large Skylights
	- Robern mirrored storage cabinets w/ built-in power, lighting, defogger
	- Ceramic tile accent wall
	<b>Guest</b>
	- Solar Tube
	- Fully tiled wet surfaces [ceramic tiles]
	- Surface-mount porcelain sink
KITCHEN	
	Full Renovation ( <i>completed 2008</i> )
	Full wall subway tile backsplash
	LG HiMacs solid-surface counters
	GE Stainless Steel Refrigerator & Range (2006)
	Bosch Dishwasher (2006)
GARAGE	
	Workshop / Storage Room
	Replaced Garage Door Opener (2011)
GENERAL	
	<b>Flooring</b>
	- Engineered Beech Wood [kitchen, hallway, dining & guest room]
	- Scored Cement Composite on top of slab [living]
	- Porcelain Tile (master bath & bed); Ceramic Tile [guest bath]
	<b>HVAC</b> ( <i>replaced 2008</i> )
	- 2-stage heat pump; variable speed blower; ductwork; programmable thermostat
	Spray Foam Insulation [attic & walls of master bath]
	Popcorn ceiling & wall texture removed (2006)
	Painted / replaced moulding throughout
	Upgraded electrical box (2012)
	Smoke detectors on dedicated circuit (2012)
	Custom entry closet with hidden door w/ espresso-stained wood block facade