

# Improvements to 336 Grotto Avenue

**2014** - a 6-month renovation was completed before occupancy

## Mechanicals

- New furnace & air-conditioning
- New hot water heater
- New WiFi thermostat and new thermostats in house

## New Appliances

- Refrigerator, stove, and dishwasher
- Washing Machine

## Kitchen

- Kitchen cabinets all professionally refinished.
- Custom kitchen sink doors and feet to match previous style
- New cabinet over refrigerator and fillers made for side
- New granite countertops and new kitchen sink
- New high-end picture window near kitchen table
- New transom window added over kitchen sink
- New dividers and screens on windows over kitchen sink

## Bathrooms

- Hall bathroom – Completely redone.  
All new: tile floor, vanity/sink/faucets, toilet, glass doors for tub, paint, and new mirror.

- Master bathroom - painted, tile was professionally re-grouted and cleaned. All new: vanity/sink/faucets, toilet, lighting, mirror glass inside medicine cabinet.

### **Finish Carpentry**

- All old doors replaced with colonial doors.
- Most door moldings in home were removed and upgraded.
- All doorknobs were replaced with top of the line Emtek crystal door knobs. Satin nickel handicapped doorknob into master bath.
- Crown molding was added throughout the house.
- Chair rails and trim were added to dining room.
- Hardwood floors sanded, sealed, and repaired where needed.

### **Fireplaces**

- Living room mantle replaced. Added polished granite surround. Draws perfectly. A nice feature is that ashes can empty directly into a dispenser in the basement.
- Dining room mantel renovated. Added polished granite surround. (This fireplace has never been used.)

### **Lighting & Electrical**

- 200 AMP service
- New lighting throughout the house (including crystal)
- New 4" can lights in den and living room ceilings
- Upgraded alarm system

## **Garage**

- New garage door and master garage door opener.
- New sidelights across the top of the garage doors, Azek exterior trim, new exterior lights and interior cabinets.

## **Basement Office/Playroom**

- This room has its own zone of heat and a new thermostat.
- New floor and ceiling tiles.

## **Miscellaneous**

- Layers of wallpaper removed from every room, walls sanded, repaired, and painted.

## **Exterior**

- Sprinkler system repaired and upgraded with new Rainbird controller. Many heads and valves replaced.
- New deck built off the back sunporch.

## **2017**

- New heads and valves put on sprinkler system

