

2021-2025 Updates + Improvements

"The Boathouse" - 1605 Sandy Hollow Circle

MAIN LEVEL

2021:

- Removal of outdated ceramic tile + installation of hardwood flooring in entry area, powder room, coat closet and kitchen. All sanded, stained + refinished.

2022:

- New solid wood 15 light glass-paned door painted + installed in stairwell to lower level
- New filigree metal light fixture installed in entry area
- Ceiling fan installed in living room area
- New brass + glass double-light fixture installed over pedestal sink in powder room
- Powder room repainted
- Fireplace mantle repainted
- Kitchen island repainted
- High gloss paint on all stair risers to upper level + installation of sisal + canvas stair treads + stair hand railing, spindles + newel posts painted to match stair risers.

2023:

- New double-door stainless LG refrigerator with bottom freezer drawer installed

2024:

- New Convection/Air Fryer microwave installed

2025:

- New garbage disposal installed

UPPER LEVEL

2022:

- Stairwell to Upper level + upper level hallway repainted
- New 20" dia. iron-gray pendant light installed in stairwell
- Three new nest-shaped wicker pendant lights installed in upper level hallway + landing
- Primary bedroom repainted
- Primary bathroom repainted
- New ceiling mount crystal light fixture installed in primary bathroom

LOWER LEVEL

2022:

- Approximately 500 ft. of lower level was fully renovated including installation of drywall, recessed lighting, doors + trim, painting, ceiling fan + plank wood-look waterproof LVT flooring with padding. Renovation resulted in two additional storage rooms on lower level with new doors.

EXTERIOR

2022:

- Installation of riverjack pebbles + cement pavers to create a rear patio area underneath the deck with exterior seating + dining area. Installation of ceiling fan + exterior outlets.
- Installed exterior motion sensor light fixture above rear deck with interior switches in den area on Main Level and Upper Level BR 2

2023:

- Complete refurbishment of front garden with new soil, fertilizer + new perennial plants

2024:

- Creation of annual flower + vegetable gardens with new soil, fertilizer on south side of house
- Installed two new exterior hose bibs + created access panel in garage with spring fit panel.

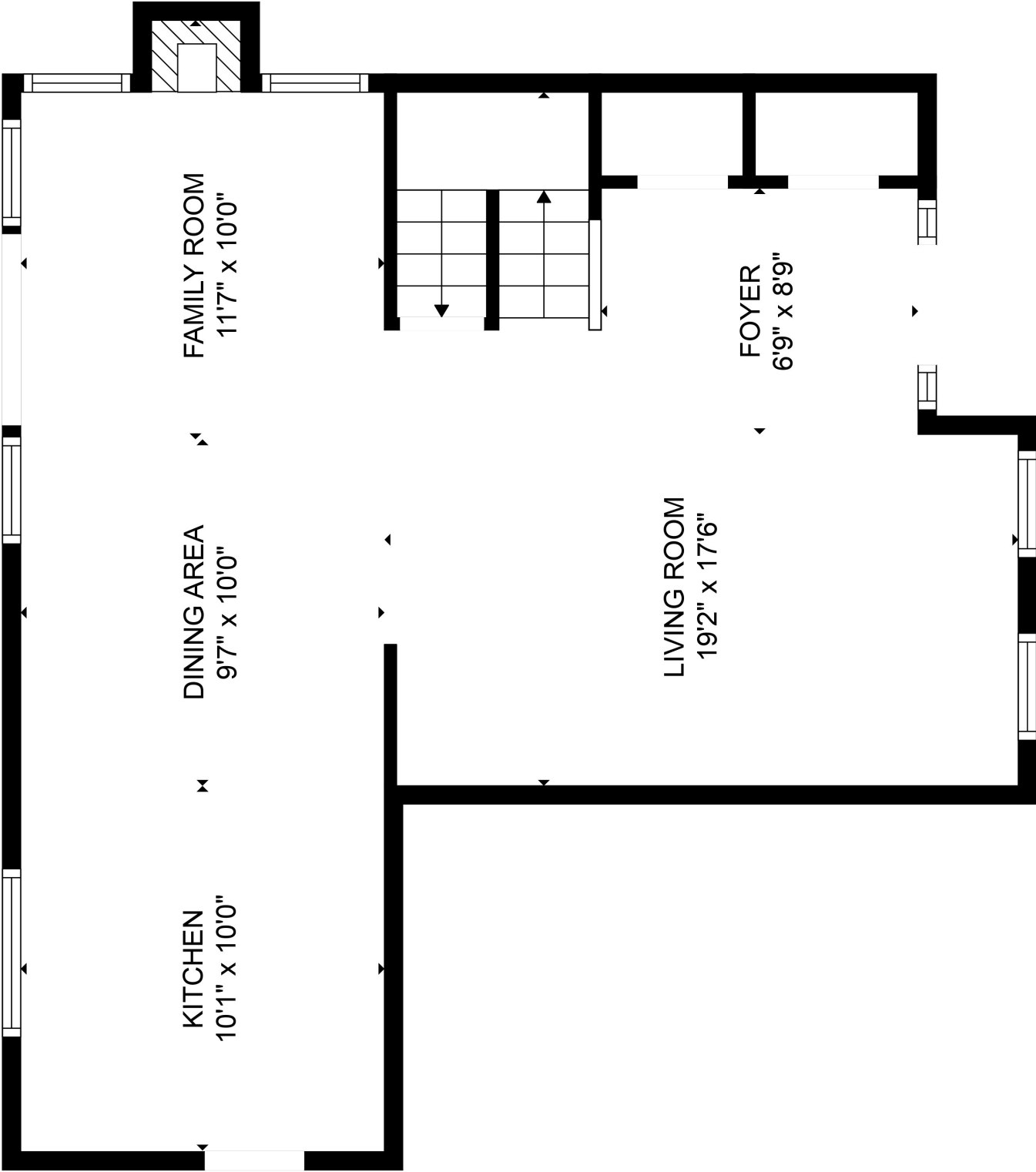
GENERAL

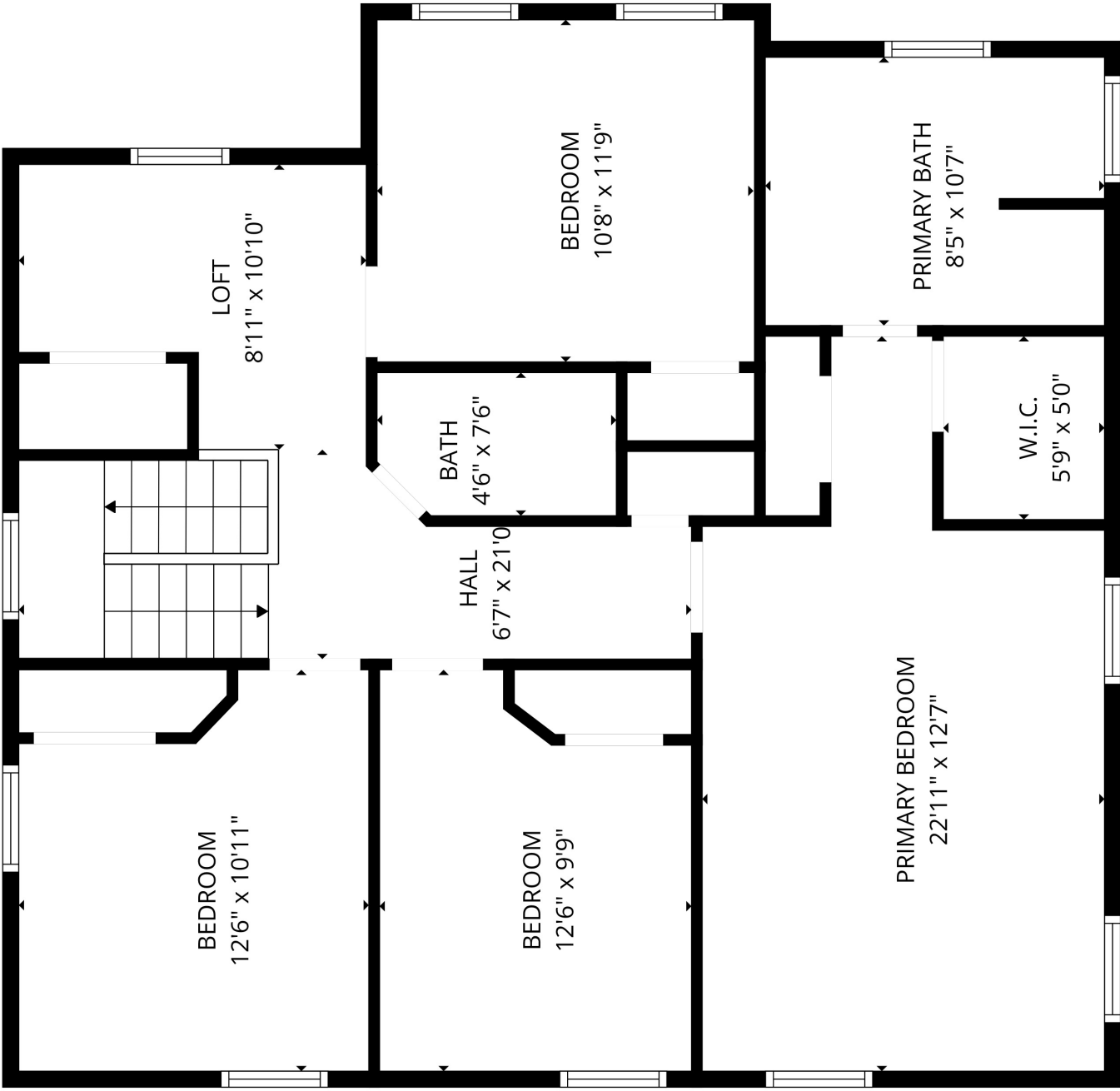
2024:

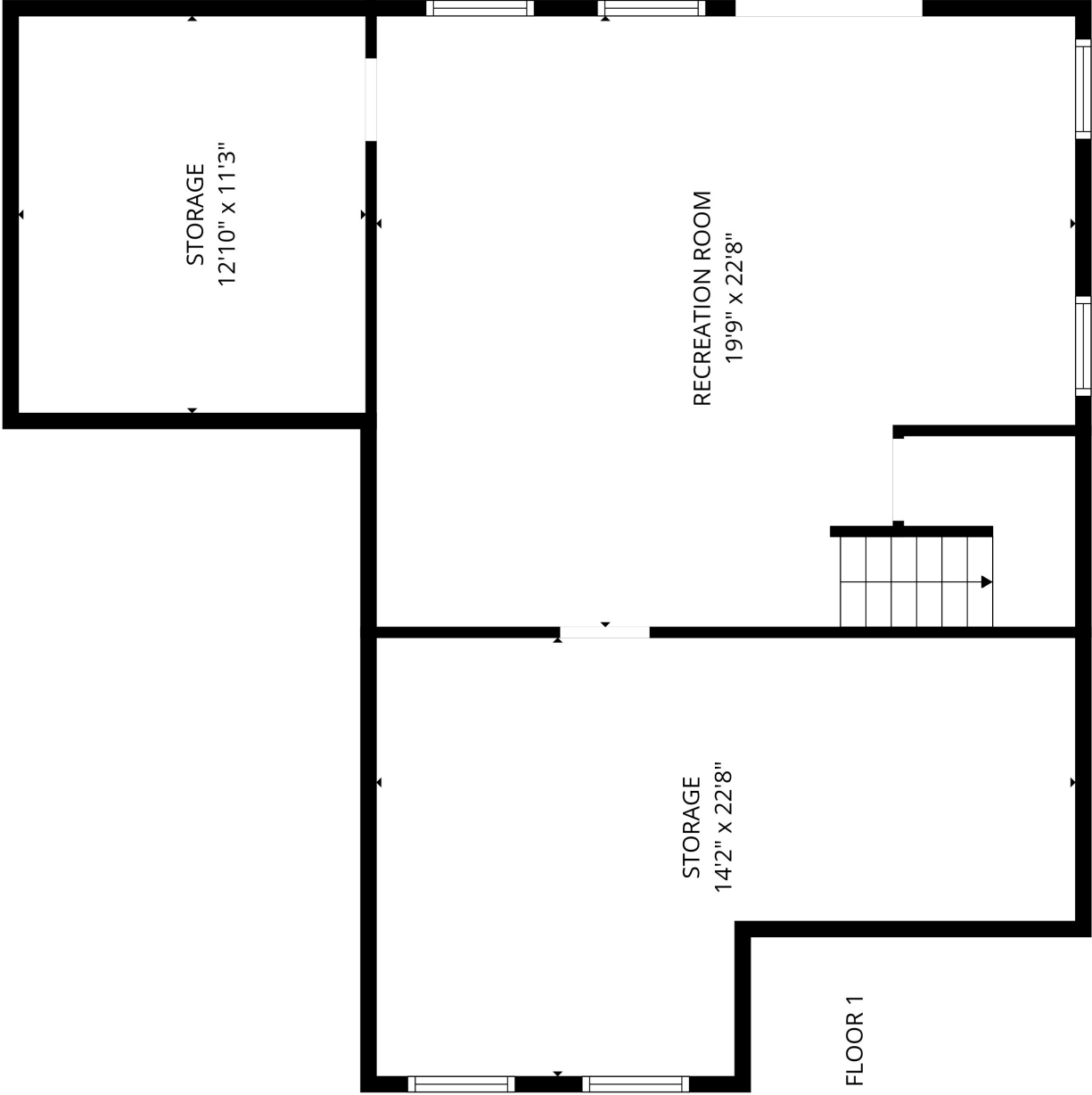
- New flush mechanisms + levers installed in all three toilets

2025:

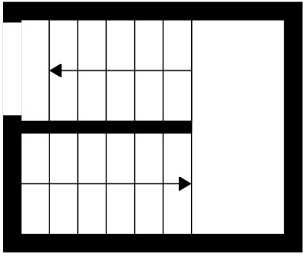
- All gutters cleaned, downspouts tightened, and re-fastened
- Roof + Gutter inspection + certification
- HVAC system inspected + certified







FLOOR 1



FLOOR 2