

## 408 Greeding Street

### Features and Improvements:

<b>Kitchen</b>	Cabinets - oak wood - strip and stain cherry to replicate built in cabinetry in Liv Rm and Library Add Appliance closet/pantry Add drawer microwave and cabinetry with drawer Island custom build, stone top, overhang for seating, recycle bin, trash bin, liquid storage, potato/onion baskets Granite-Quartzite (natural cut stone) counter tops and carrera marble top buffet/cabinets Marble (natural cut stone) backsplash and up wall to ceiling Peninsula top expanded granite-quartzite to create breakfast bar seating (up to 4) New lighting (French down lights), sconces, dimmer switches, and under-cabinet LED Added natural gas line to Kitchen to supply gas range Viking gas range (30") - two fuel - electric oven (\$7,500 - current replacement \$8,800) Stainless steel hood over range - 2 motor, 4 speed GE Profile exhaust and ducting - SS backsplash Apron sink - large SS - Kohler commercial type faucet w/multi-settings Faucet - Kohler commercial grade faucet w/multi-settings Disposal replaced with multi-cut high power unit Reverse osmosis installed - sink tap and feeds fridge for ice
<b>Living room</b>	Cherry wood cabinets - Amish built, solid wood shelving Fire place - Lennox with natural gas - (back-up heat if power outage)
<b>Library</b>	Cherry wood cabinets, built in desks/bar - Amish built, solid wood shelving Book shelves top of stairs entry - Amish built oak
<b>Master Bedroom</b>	Hardwood floors added to match all first floor original
<b>Master Bath</b>	Upgraded shower w/thick glass luxury doors, subway tile surround, and 2 head shower Vanity (medium height) with quartz top undermount sinks, German design faucets (Eisen) one lever operation Toilet replaced, super-flush, soft close, higher than standard height Tile flooring, lighting upgrade, dual mirrors, matching espresso vanity, above toilet cabinet, and mirror frames Exhaust fan upgraded with higher CFM rating Window shutter - up down and down up pleated light filtering w/magnets at top, no strings Walk-in closet with upgraded shelving/hanger hardware
<b>Bath - upstairs</b>	Toilet replaced, super-flush, soft close, higher than standard height Exhaust fan upgraded with higher CFM rating
<b>1/2 Bath - downstairs</b>	Toilet replaced, super-flush, soft close, higher than standard height
<b>Bedroom 4-upstairs</b>	Large bedroom with large walk-in closet, added built-in desk and shelving Staircase (2nd) to garage from room for easy access - potential separate suite Carpet replaced
<b>Bedroom 5-upstairs</b>	New addition/conversion of attic space above garage, w/added awning window, carpet, lighting, closet Storage space with multi-access (4) doors for easy and conditioned storage Added steel I-beam to support structure
<b>Crawl space</b>	Access from Garage, installed visqueen sheeting on gravel floor, plug in lighting Window wells installed for vent areas - proper drainage on outside perimeter
<b>Entry</b>	Front storm door with updown - glass/screen combo Front main door painted current trend color and electronic deadbolt lock installed
<b>Outside</b>	32' x 16' composite lumber - low maintenance (no paint or stain needed) 12' x 12' gazebo frame attached on deck Fire pit with swinging top ash cover (wood burning) Natural gas line to deck for grill and/or fire pit use Driveway widened to three cars - fenced in parking for 2 additional cars/trailer/boat - 10 total off-street parking spots 10' x 12' shed for storage Moved A/C exterior unit to North wall - away from the deck living area (for quiet) Outdoor spigots (2) replaced - freeze protected and backflow preventers installed Leveled backyard and added privacy landscaping including vegetable garden
<b>Overall</b>	3 living spaces inside: Living room, Library, and upstairs Bedroom 4 and 5 Outdoor living space: Deck with easy access through French doors off Library No HOA fees