

# **2330 Bayview Place**

## **Home features and upgrades**

### **EXTERIOR IMPROVEMENTS**

- Major home addition in 2020 all permits obtained
- Security Cameras (12) all around the house, hardwired and can be accessed/viewed in Amcrest App and on computer \*stay with the house\*
- New Fences (2)
- French Drain & two retaining walls.
- Leveled backyard
- Landscaping with varying plants that are low maintenance
- Blue Stone Steps/ Gravel
- Covered Deck with Trex Composite and skylights
- Natural Gas line under the deck for grill/firepit
- Hot/Cold Water Lines ( backyard)
- AC unit and provisions for second AC unit
- Playset \*stay with the house\* will put in fresh bark when nears open house
- Marvin Triple Pane Glass Windows in all house except for Master Bedroom, Office and Front Living room ( Large Window by Front Door) are original.
- Fiber cement siding on new addition
- Smart Philips Hue floodlights (tied in with security system)

## Interior Improvements

- **Brazilian Walnut Flooring ( all first floor and stairs)**
- **New staircase: Iron Ballisters/Posts and Rails**
- **Wood Simulated Tiles in herringbone layout in Kitchen**
- **Full 7.1 Sound System Home Theater with 14 ft screen \* ceiling mounted speakers & projector/screen stays with the house\***
- **AV ( Audio/Video) rack system in the storage room (Router, AV receiver, Security**
- **Sono Sound System in Kitchen**
- **Tile flooring and Custom Built Cabinetry in mudroom**
- **New Fireplace, wood simulated Mantel and custom cabinets**
- **Custom built in Book Shelves/ Bench (Alderwood) in living room**
- **Wainscotting**
- **Mahogany office table slab with Bramble cabinets \* stay with the house\***
- **Complete Updated Powder Bathroom**
- **All on second floor new carpeting.**
- **ALL NEW interior doors except primary bath sliding door & primary closet door**
- **New base trims and custom trims around windows except primary bathroom**
- **Original upstairs Bathroom has been updated: Shiplap wall, tile, vanity, faucets, mirror and custom med cabinet.**

### Full Updated Kitchen

- **Subzero Ref, BlueStar Gas Oven/Ventahood, Bosch Dishwasher, GE Advantage, Microwave/wall convention Combo, New Lighting fixtures, Cabinets/ Countertops/ Backsplash**

### New Addition

- **3 extra bedrooms, new bathroom, and open bonus/playroom**
- **CAT 6e wiring throughout bedrooms and playroom**
- **custom laundry room**
- **granite counter for sink**
- **walnut butcher block waterfall countertops**
- **Nest thermometers /Smoke Alarms throughout house**
- **Second furnace added for second floor ( in attic) with provisions for a second AC**
- **Replaced furnace in garage with AC for first floor**
- **Tankless water Heater**
- **EV Charger**