4072 W. LAKE RD. RENOVATION

(2016 – 2019)

Septic System - New 3500 gal septic tank, 1500 gal pump tank, 2 leach fields for high capacity use

Drainage – New driveway storm basin, downspout drains cleared/rerouted

Chimneys – Demo’d, rebuilt and capped

Roof – New roof, flashing, gutters and steel leaffilter gutter guards

Garage & Breezeway Added - 24’x34’ 2-story with 2-8’x10’ doors, separate entry to upper level, separate electrical and plumbing roughed-in

Asbestos – All exposed asbestos was removed or encapsulated, and inspected to government standards

New Kitchen – Existing kitchen and breakfast room was gutted to the studs/rafters and combined. All new Crystal cabinets and Thermador appliances

New Water Heaters – Two commercial capacity

New Gas Furnaces / Air Conditioning – Two separate high-capacity Lennox systems with dehumidification

Generator – Whole-house 20kW with auto sensing and transfer switching

Electrical Work – New circuit breaker boxes and grounded outlet receptacles throughout. New electrical going to landscape lights and dock.

Plumbing Work – A number of main drainpipes were replaced, all toilets and faucets re-built with modern internals, whole-house Culligan water filteration/treatment system installed with garden spicket bypass.

Painting – Entire outside and inside surfaces; trim, walls and ceilings.

Wallpaper – New wallpaper in study wing of the house.

Flooring – All existing hardwood refinished, new tile in Kitchen/Butler Pantry, new wood flooring in Bedrm #8.

Lighting – many new light fixtures throughout the house

Patio Rooms – New African Mahogany doors, floors leveled with concrete, walls built up to provide better support for new screening, new outside winter curtains, new interior remote motorized vinyl shades for rain.

Hardscape – All brick, concrete and flagstone walkways are new. Lakeside patio with balustrades, walkways, seating areas, etc are new. Aluminum fencing on side wall and basement stairwell is new.

Landscaping – Extensive work done below patio. Many other plantings around house, as well as extensive editing and tree trimming/removal throughout garden areas

Other

* Grass drive on side of house reinforced by subterranean grid system for stability
* Wireless security system that can be controlled remotely
* Smart thermostats that can be controlled remotely
* Wood dock coated with a 2-part epoxy system especially designed for that environment
* New dock horses and electrical lift powered from house that can be controlled remotely
* Commercial grade soffit heat tapes that can be controlled remotely