

17 Empire Avenue

LIST OF UPGRADES

MAIN RENOVATION (2016-2017)

Down to the studs renovation done with architect drawings and completed in 2017.

Included:

- Custom kitchen with cabinetry by LEICHT
- Miele appliances including steam oven, oven, induction stove top, dishwasher and fridge
- Kitchen Island countertop by Cambria (Luxury stone)
- Hardwood floors throughout main and upper levels
- Updated electrical and plumbing
- Built-in speakers in living room and dining room ceilings
- Front and back entrance flooring - Stone from Ciot
- New siding on exterior side and rear of house (2017)
- Finished basement including new broadloom, paint. Ceiling height over 6' with wall of California Closet storage
- New windows and front door

ADDITIONAL UPGRADES COMPLETED AFTER MAIN RENOVATION:

- New front exterior bricks (2019)
- Custom bar cabinetry on main floor with stone countertop, trough for plants, console table and hanging entertainment unit above tv all from Style Garage (2019)
- New front porch and back deck (2019)
- New fence in backyard (2019)
- Custom back patio 2 panel black sliding doors (2020)
- New washing machine and dryer (LG)
- New closets (California Closets) in basement along back wall, and primary bedroom (2020)
- Limestone front steps (2021)
- Upstairs bathroom renovation - new shower, new tiling on walls, heated floors (August 2022)
- New roof/shingles and soffit (late 2022)
- New eavestrough and downspouts, sealant around all windows and doors (September 2023)
- Entire house freshly painted (2023)