

158 Carnelian Way

List of Improvements - page one

2007

Garage

- New garage door lift mechanism
- New wireless garage door keypad
- New hot water heater
- Wrapped all duct work
- Built-in wood shelving in back of garage
- Elfa system shelving
- Mounted peg board
- New wine fridge
- New side by side refrigerator
- New laundry tub sink and faucet
- New countertop and roll out drawers
- Mounted white cabinets
- Free standing metal shelving
- Tiled platform to match entryway tile
- New Sonos speakers
- New track lighting

Entryway and Stairs

- New front door and hardware
- Reformatted front entry foyer to make larger
- New tile floors
- New fire rated door from foyer to garage
- New solid wood mirrored door to closet
- Elfa system in closet
- New stainless steel banisters
- New carpet runner up stairs, on landings, and in hallway
- New ceiling light fixture in front entry foyer
- Added Brazilian cherry wood steps and risers
- Updated ADT security system

Front Balcony

- Newly tiled floor space
- New outdoor outlets

Back Deck

- New Teak wood decking
- New Teak wood and Ipe fencing
- New outdoor lighting
- Planters and garden area planted with specimen plants
- Drip water system

Living Room

- Flush mounted surround sound system (2018)
- Custom designed stainless steel fireplace surround and granite hearth
- Installed new fireplace bifold glass doors and gas burner tray
- All new walls, ceiling, recessed lighting (including extra insulation and "quietrock" drywall along stairs)

Dining Room

- Custom window treatments
- All new walls, ceiling, recessed lighting
- Created AV closet including addition of a cooling fan

Powder Room (Bathroom)

- Added vintage vanity and bronze sink
- Added matching accessories
- Eco-friendly toilet
- Custom Mirror
- Custom hanging light fixture
- Replaced swing door with (mirrored) pocket door and hardware
- New vent fan
- All new walls, ceiling and recessed lighting
- New tile flooring

Office

- Custom window treatments
- Wood and chrome chandelier
- Added in-floor outlets
- Custom built rift cut oak shelving (with custom lighting) and file cabinet drawers, including electrical to house a printer
- Replaced swing door with (solid wood) paneled pocket door and hardware
- New Brazilian cherry wood floor
- All new walls, ceiling, and recessed lighting

Guest Bedroom

- Custom window treatments
- In-wall outlet and cable connection for mounted TV
- New sliding closet (solid wood paneled and mirrored) doors
- Custom Elfa closet system
- New Brazilian cherry wood floor
- All new walls, ceiling, and recessed lighting



DANIELLE
LAZIER
+ ASSOCIATES

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158 Carnelian Way

List of Improvements - page two

Guest Bathroom

- Replaced swing door with mirrored pocket door and hardware
- Installed high-end spa tub and bath fixtures
- Installed temperature controlled heated floor
- Custom built rift cut oak cabinetry
- Installed eco-friendly toilet
- Custom tile work
- All new walls, ceiling and recessed lighting

Master Bedroom

- Custom window treatments
- Flush mount speakers
- In-wall outlet and cable connection for mounted TV
- All new walls, ceiling and recessed lighting

Master Bath

- Installed eco-friendly toilet
- Installed a Mr Steam
- Installed high-end spray, nozzle, and rain head shower fixture
- Installed temperature controlled heated floor
- Custom tile work
- Custom glass shower door
- Replaced swing door with (mirrored) pocket door and hardware
- Dual red travertine semi-flush mount sinks
- Custom rift cut oak vanity and mirrors
- Custom lighting
- All new walls, ceiling, and recessed lighting

Master Closet

- Custom Elfa system
- New ceiling light fixture
- Replaced swing door with (mirrored) pocket door and hardware
- New Brazilian Cherry wood floor
- All new walls and ceiling

Kitchen

- Custom rift cut oak cabinetry with display cases and shelving
- Custom island with lots of storage
- Custom backsplash tile work
- All granite counters

Kitchen (continued)

- Custom remote control battery operated blinds
- Custom lighting
- Stainless steel farmhouse style sink with protective grate
- Built-in cabinet TV hook up with TV
- New Brazilian cherry wood floor
- All new walls, ceiling, and recessed lighting
- Up to date appliances including:
 - Samsung Showcase side by side refrigerator freezer
 - Bertazzoni Italia gas range
 - Bosch dishwasher
 - Faber range hood
 - Built-in warming drawer
 - Dacor convection microwave

House Overall

- All doors replaced with hardwood paneled or mirror on mirror doors
- All new doors and closet hardware and hinges
- All doors and closet doors raised to 7 feet
- All new “beefed up” floor molding and door frames
- All new heating grates and return grate
- Brazilian cherry wood installed throughout the condo
- All new ceilings
- All new soundproof drywall and insulation on walls
- All new recessed lighting
- All new (dimmer) light switches and outlets installed throughout the condo
- Sonos speakers

HOA improvements

- Roof level skylights replaced association-wide (2015)
- Exterior re-painted association-wide (2017)
- New gutter system (2018)



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