

3431 Noriega Remodel Description

First Floor:

- **Radiant floor heating** installed throughout the entire house, with independent thermostats controlling the first and second floors
 - **Added bedroom**, including:
 - Custom closet
 - **Reconfigured 2-car garage to 1-car garage**, including:
 - Sherwin Williams Armorseal epoxy coated floor
 - Drywall added to walls and ceiling
 - **New media room added**, including:
 - New wet bar installed with:
 - Custom floating shelves with built-in LED under-lighting
 - Vintec 41-Bottle Single Zone Wine Cooler
 - VWUS041BAB
 - New solid compound artificial stone countertops (K166 from East Star Building Supply) countertops
 - **New bathroom added**, including:
 - Hesti custom bathroom cabinets
 - Keonjinn LED Bathroom Mirror 24" x 32" with Backlit, Anti-Fog, Tempered Glass, UL Listed Driver, IP44 Waterproof, CRI90+ (Wall Mounted, Horizontal/Vertical)
 - Porcelanosa Spiga Mystic Beige 23" x 59" tile backsplash in shower
 - Porcelanosa Boston Bone 16" x 31" tiles for floor and walls
 - New solid compound artificial stone (K166 from East Star Building Supply) countertops
 - Hansgrohe bathroom fixtures
 - **Laundry area relocated** to front entryway with:
 - New Hesti custom cabinetry for washer and dryer
 - Both gas and electrical connections
 - **New Hesti custom coat closet installed at the entrance**
 - **New custom fiberglass front door**
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Second Floor:

- **Full kitchen remodel, including:**
 - **New Hesti custom kitchen cabinets with ample space including:**
 - Pantry
 - Spice rack
 - Pull-out cabinet for garbage and recycling
 - Ample storage space
 - Both gas and electrical connections available for stove

- New Thermador appliances installed:
 - Thermador Gas Range (4 Burner)
 - Thermador Built-in Dishwasher (Emerald Series, Professional Handle)
 - Thermador Freestanding French Door Refrigerator
 - Thermador Chimney Wall Hood
 - Porcelanosa Spiga Mystic Beige tile backsplash
 - New solid compound artificial stone countertops
 - K166 from East Star Building Supply
 - Custom floating shelves with built-in LED under-lighting
 - New Kohler Contemporary Style Wall-Mount Pot Filler (Vibrant Stainless)
 - 35745-VS
 - New Hansgrohe kitchen faucets and fixtures
 - Hlilceh Modern Black LED Ceiling Light (3-Square Design, 3000K-6500K Dimmable with Remote, 33W Acrylic Ceiling Lighting Fixture) installed over the kitchen table
 - **Full bathroom remodel**, including:
 - Hesti custom bathroom cabinets
 - New shower over bathtub
 - Keonjinn Bathroom Mirror with Lights 24" x 36", LED Mirror with Backlit, Anti-Fog, Stepless Dimmable, UL Listed LED Driver, IP44 Waterproof, CRI90+, HD Tempered Glass
 - Porcelanosa Boston Stone 16" x 31" tiles for the shower and tub backsplash
 - White porcelain hexagon tiles (Made in Spain) for flooring
 - New solid compound artificial stone countertops
 - K166 from East Star Building Supply
 - Hansgrohe bathroom fixtures
 - Solfart 3-Color Temperature Dimmable 18-Inch Bathroom Light Fixture (Black Vanity Light)
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Plumbing & Heating Upgrades:

- **New tankless water heater installed**
 - **Radiant floor heating installed throughout the entire house**, with independent thermostats for the first and second floors
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Roofing & Exterior:

- **New roof installed:** Bitumen mineral surfaced & composite shingles, sealed with a combination of metal and mastic seals, with new gutters and downspouts
- **New rear windows and sliding door**
- **Backyard fully renovated**, including:

- New low-maintenance landscaping
 - Planters around the perimeter with:
 - Anigozanthos (Kangaroo Paw)
 - Nephrolepis (Boston Fern)
 - Hardenbergia (Purple Vine Lilac)
 - Bougainvillea bush
 - New fence and water drains installed
 - New concrete patio
 - Natural gas line added for an outdoor kitchen
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Flooring & Interior Finishes:

- All 5/8" Type X drywall replaced throughout
 - New hardwood flooring throughout the house: 2200 x 240 x 18/4mm European White Oak Engineered Wood
 - Designer Sherwin Williams paint throughout
 - Porcelanosa Spain tiles in bathrooms
 - Hesti custom kitchen and bathroom cabinets
 - Hesti custom coat closet and washer/dryer cabinet at the entrance on the first floor
 - Gao's custom closets throughout the home
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Lighting & Electrical Upgrades:

- **New front and back exterior lighting**, in entryway, front and backyard motion sensing flood lights
 - **HALO LT 4-Inch Recessed LED Retrofit Trim Lights (Dimmable)** installed throughout the house:
 - Lutron Diva LED+ Dimmer Switch (DVCL-153P-WH, White) installed for dimmable LED, halogen, and incandescent bulbs (Single-Pole or 3-Way)
 - Lutron Maestro Motion Sensor Light Switch (MS-OPS2H-2-WH, White) installed in the bathrooms and garage for automatic occupancy and vacancy detection
 - **New electrical wiring (Romex)**
 - **Upgraded electrical system with:**
 - 20 Amp 1-Pole Dual Function (CAFCI/GFCI) Plug-On Neutral Circuit Breaker
 - Siemens Q115DFN 15 Amp 1-Pole Dual Function (CAFCI/GFCI) Plug-On Neutral Circuit Breaker, Black
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Garage & Entry Security:

- New Kwikset 991 Halifax Keyed Entry Lever and Single Cylinder Deadbolt Combo Pack Featuring SmartKey and Microban in Matte Black installed on the garage door
 - Garage floor coated with Sherwin Williams Armorseal epoxy.
 - Drywall added to garage walls and ceiling
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Installation & Additional Features:

- **Luxury Delivery & Installation Services:**
 - 30" Pro-Range Installation
 - Regular Dishwasher Installation
 - Cooktop Ventilation Installation
- 4' x 5/8" Coated Gas Connector installed
- 6' Braided Stainless Steel Water Line installed
- Entire house is pre-wired with Category 6 (Cat 6) ethernet cabling. This type of cabling supports high-speed data transmission and is commonly used for networking and internet connections.
- All work was **professionally completed** to high-quality standards. Permits were obtained where required.