

11570 Kilbourne Rd — Complete Features & Upgrades List

Main House Structural & Mechanicals (Ultimate Peace of Mind)

- **Full Interior Remodel (2021):** Completely updated from top to bottom.
- **Full Exterior Remodel (2022):** Total exterior transformation.
- **HVAC:** New high-efficiency furnace and central A/C (2021).
- **Backup Power:** Premium, larger-than-average wattage Generac whole-home generator for seamless power backup.
- **Roofing:** New high-durability Asphalt Shingle / Metal accent roof combo (2022).
- **Siding:** Premium, low-maintenance James Hardie Board & Batten and Cedar Shake siding (2022).
- **Gutters:** New oversized 6" gutters, downspouts, and integrated gutter leaf guards (2022).
- **Drainage:** New 6" diameter heavy-duty underground downspout conductors (2023).

Main House Interior & Custom Finishes

- **Millwork:** Solid wood interior doors and custom wood trim throughout.
- **Flooring:** Luxury vinyl wood flooring (LVP) throughout for maximum durability and style.
- **Window Coverings:** Custom wood blinds installed throughout.
- **Lighting:** All-new updated light fixtures and high-end barn/wall sconces.

Gourmet Kitchen & Open-Concept Living

- **Cabinetry:** Custom real wood kitchen cabinets (2021).
- **Countertops:** Premium solid granite countertops with a new modern faucet (2021).
- **Appliances:** All-new stainless steel appliance package (2021).
- **Layout:** Open-concept floor plan flowing seamlessly into the main living room.
- **Features:** Functional center island, dedicated eating space, and a new patio door offering direct access to the rear deck.

Owner's Suite Luxury Retreat (Upstairs)

- **Spa Shower:** Oversized, custom walk-in tile shower equipped with a built-in bench, integrated shelves, and dual shower heads with independent controls (2021).
- **Vanities:** Dual "His and Her's" real wood vanity cabinets with premium granite countertops, dual sinks, and updated faucets (2021).
- **Closets:** Separate "His" and "Her's" walk-in closets completely outfitted with custom built-in shelving and organizational cabinets (2021).
- **Privacy:** New dedicated, private toilet closet with a new commode (2021).
- **Storage:** Custom built-in hallway/suite shelves and cabinets (2021).

Main Level Bathrooms & Bedrooms

- **Downstairs Full Bath (2021):** New low-maintenance one-piece tub/shower unit, real wood vanity cabinet, granite countertop, new sink, faucet, and new toilet.
- **Downstairs Bedroom 1 (2021):** Features a new closet with custom built-in shelving.
- **Downstairs Bedroom 2 (2021):** Features a new closet with custom built-in shelving.

Dedicated Storage & Organization Areas

- **Pantry (2021):** Newly expanded pantry space featuring custom-built solid shelving.
- **Mudroom (2021):** Fully outfitted with custom-built lockers/cabinets for optimal entry organization.
- **Laundry Room (2021):** Upgraded with custom built-in storage cabinets, shelving, and a beautiful granite folding countertop.

Attached Garage

- **Climate Control:** New dedicated Mini-Split HVAC unit for year-round comfort and workspace usability (2021).
- **Flooring:** New professional-grade concrete floor and steps (2021).
- **Storage:** Custom-built heavy-duty storage shelves (2021).

The Ultimate Detached Shop & "Party Barn"

Matches the main home perfectly with matching James Hardie siding, roof style, and high-end barn sconces (2022).

- **Electrical:** Full 100-amp dedicated electrical service panel (2021).

- **Power Convenience:** Over 100 commercial-grade 20-amp outlets completely controlled by central master switches (2021).
- **Climate Control:** Premium multi-zone Mini-Split HVAC system providing total heating and cooling (2021).
- **Main Level Finish:** Extra-height ceilings; walls are fully insulated, drywalled, and finished with durable LVP wood flooring (2021).
- **Access:** New 16' insulated overhead garage door (2021) and a heavy-duty 36" man door (2022).
- **Flooring:** Commercial-grade 6" wire-mesh reinforced concrete floor (2021).
- **Upper Level Flex Space:** Fully insulated and drywalled (2021). Flooring structure has been heavily reinforced for maximum weight capacity.
- **Audio:** Fully wired with premium built-in speakers installed (2021).
- **The View Deck:** A new 6' insulated overhead garage door upstairs opens seamlessly to a spectacular **custom Post & Beam timber frame/composite second-story deck** with custom steel and aluminum railings (2022).

Exterior Infrastructure, Lot, & Landscaping

- **Driveway & Parking (2023):** Massive, heavy-duty 6" wire-mesh reinforced decorative concrete driveway, custom front walk, and expanded parking pads.
- **Front Porch (2022):** Show-stopping custom post-and-beam timber frame front porch with high-end aluminum railing.
- **Water Feature (2023):** Newly excavated and established private pond.
- **Landscaping:** All-new professionally designed mulch beds with rich topsoil and premium, maintenance-free gravel mulch.