

List of Improvements by Sellers at 850 Gulf Shore Drive

Note: This home has been meticulously renovated inside and out. All contractors, tools, and materials were brought over by boat.

Exterior:

- New hardie board siding
- New hardie trim
- Marvin windows & doors (replaced all): rated to withstand up to 200 mph winds
- New exterior paint- Sherwin Williams Emerald (top of the line)
- Repaired/replaced all deck railings and stairs
- Stained all decks, railings and stairs
- Repaired outdoor shower, installed new faucet
- Metal roof: all screws upgraded to stainless steel
- All new exterior lighting- quality fixtures (Hinkley, etc)
- New garage door and opener
- New under house deck installed
- Bar custom crafted from a beam from an 1800s shipwreck
- Added shelving in the garage
- Added custom shutters and hardware on the front
- Added cellular PVC (no rot) window boxes
- Landscaping
- Added hand painted directional signs on post

Systems:

- Electrical almost completely rewired including panel
- Replaced most exterior outlets
- New hot water heater
- New coastal HVAC unit
- New whole house water filtration system
- There is a new well pump in the box in the garage (as backup for the existing one that still works great)

Interior:

- All new cabinets with undercabinet lighting
- All new granite countertops
- All new GE Café Kitchen appliances
- All new faucets
- All new tile in baths and laundry and kitchen backsplash
- New high end lighting (Frontgate chandeliers, etc.)
- Hardwood floors refinished and extended into kitchen
- New fireplace with high end electric insert
- New mantel was made from a beam from an 1800s shipwreck on the island
- Reconfigured laundry room plumbing and electrical
- Two new sets of XL washers and dryers (perfect for all the beach towels, etc at a beach house)
- Complete remodel of baths
- New air jetted master tub with chromotherapy
- New tub in secondary bath as well

- All new sinks throughout including the gorgeous clamshells
- Hidden storage in master bath behind mirror
- Replaced old medicine cabinet with gorgeous new custom Apothecary cabinet
- Custom shelving added in master closet
- All new lighting throughout
- Reconfigured kitchen to add new custom vent hood
- All new interior paint
- All new outlets and switches and plates
- Wrapped metal support pole with nautical rope
- Added custom built in mudroom bench at entrance

Exterior Before:



Exterior After:



Additional Before & After Photos:

Family Room: Refinished floors, new countertop, added fireplace and mantel (not shown in photos), wrapped metal pole with nautical rope, new chandelier, new fan, replaced all outlets, etc.



Kitchen: All new extra tall cabinets, appliances, countertops, sinks and faucets, lighting, added range hood and ventilation, new wood floors, new outlets, undercabinet lighting, trash pullout, etc.



Dining Area: Refinished floors, replaced sliding door with window, etc.



Guest Bedroom: Replaced windows and enlarged the smaller one, new paint, floors refinished, new lighting, etc.



Master Bathroom: There was a door going from the bunk room into the master. This was closed off and made into hidden storage behind the new custom mirror. New tile, cabinets, countertops, tub, shutters, clam shell sinks, faucets, lighting, vanity mirrors, etc.



Bunk Room: Floors refinished, new windows, new paint, etc.



