



**Thanks for coming!**

**3322 West Chestnut Road,  
Mequon, WI 53092**

***It could be your next home!***

Please enjoy reading much of what has been updated, upgraded, repaired and replaced since January 2017:

### **NEW FULL BATH taken down to studs and subfloor**

1. New **custom quartz double sink solid wood vanity with 3 drawers and 2 double cabinets; drawers and doors all soft close**
2. New under-sink plumbing
3. New **double mirrors that match vanity**
4. New double modern **light fixtures over each mirror**
5. New **wide well tub**, Briggs Ultra-light cast iron
6. New large **Broan combo ceiling fan and light with heater**, vented, per code, outside through roof
7. New **matching Delta fixtures**: bathroom sink faucets, bath faucet and shower head
8. New beautiful **tempered glass shelving (6)** and **chrome robe hangers**
9. New **space-saver 4-bar corner towel hanger**
10. New **quad ground fault outlet**, easy access between sinks
11. New **Mohawk ceramic tile floor with matching tile molding**
12. New **Mohawk ceramic tile tub-shower surround with 2 wall insert-shelves** at different levels
13. Upgraded to wood seat on **Kohler toilet**
14. New multi-direction wall vent for heating and cooling
15. New light switches
16. Freshly painted window

### **HALF BATH taken down to studs and subfloor**

17. New **fan venting, per code, outside through roof**; corrected previous venting that opened into attic
18. New **Broan combo ceiling fan and light**
19. New **all-wood vanity with farmers' style sink**
20. New **Delta faucet** at bathroom sink
21. New under-sink plumbing
22. New large **tri-mirror medicine cabinet** with quad lighting
23. New **Eljer Compact elongated toilet** with upgraded wood seat
24. New **fired porcelain tile floor**
25. New **double ground fault outlet**
26. New wall vent for heating and cooling
27. New light switches
28. Freshly painted window

## KITCHEN REMODELED

### 29. New Frigidaire appliances:

- a. Side-by-side refrigerator with ice maker and ice and water dispenser
- b. Gas self-cleaning oven-range with 5 burners
- c. Microwave, ventless and built in above oven-range
- d. Dishwasher with upper and lower rack sprayers
- e. Dual temperature zone wine refrigerator

30. New **Delta faucet** with pull out wand and 2 spray settings

31. New drinking water faucet with new filter system

32. New garbage disposal by **InSinkerator**

33. New plumbing under the sink

34. New beverage area with new shelves for supplies and hanging coffee cups and wine glasses

35. New under cabinet lighting

36. Freshly painted cabinets with Behr Marquee and new hardware

37. New glass tile above counter tops

38. Freshly painted window

39. New breakfast nook area at bay window overlooking expansive peaceful back yard

## UPGRADES/CORRECTIONS

40. New **grounded 3-prong outlets** (29, 28 doubles) on main level (replacing original 1957 2-prong outlets)

41. New **GFCI outlets in kitchen** (2), replacing former 1957 2-prong outlets

42. New **R38 insulation in attic** where there is no storage flooring

43. Re-wired attic junction box

44. Removed basement bar sink as well as non-code plumbing (stainless steel sink is in garage and may be properly re-installed if desired)

45. Removed non-code shower in garage

46. New steel back door with new lock and frame from garage to back yard

47. Replaced plumbing line and spout to create functioning rear outside water spigot

48. Removed non-functioning plumbing lines in basement

49. Replaced leaking plumbing line junction outside well tank in basement

50. Properly capped, per code, various plumbing lines in basement

## AESTHETIC UPGRADES AND REPAIRS

51. New **crown molding in large living room and dining room**

52. New light switches everywhere on main level

53. New light switches at entrance into house from garage have **night light backgrounds**

54. **New light fixtures in every room on main level**

55. **New lighted ceiling fans in family room and master bedroom**

56. **New electrical panel with addition of open switches** (had planned a MBR addition)

57. **New satin nickel door knobs and hardware on all main level doors** (bedrooms, closets and exterior)

58. **Removed 30+ year old carpet** from bedrooms, dining and living rooms and family room to expose **original solid hardwood floors**

59. Repaired and freshly painted laundry chute with original mid-century hardware and new glass knob

60. Repaired and freshly painted window seat area in bay window

61. Repaired old minor water damage around family room window

62. **New Larson exterior full view window/screen doors** at front and back doors

63. Freshly painted inside exterior doors

64. New multi-direction heating and cooling wall vents in every room on main level
65. **Clean fresh Behr paint on every wall and all trim and some ceilings on main level**
66. Freshly painted bedroom closets with new white laminate shelving
67. New flooring in storage areas of attic
68. **New satin nickel security door knob** on shed door
69. **Exterior repairs completed and fresh paint** on molding around garage door, front sidelight glass block window, front door, and back bay window
70. Minor repairs and fresh paint around storm door at back patio
71. **Newer matching Whirlpool washer and energy efficient gas dryer**, new hoses for the washer and new venting for the dryer
72. **Freshly painted laundry area walls and cabinets**
73. **Freshly painted and cleaned out large workshop area (in basement)**
74. **Replaced leaking check valve** at sump pump in basement
75. Removed partial wood wall in unfinished part of basement
76. **Installed custom-made insulated doors** at base of Bilco opening to back yard from basement; by end of April the doors will be painted with vertical and base horizontal weather stripping installed
77. Repairs completed and fresh paint and new custom-cut glass panels in both outside front yard lamps
78. Several old over grown and partially dead shrubs removed from front yard

## OTHER NOTES

- ✓ Furnace and water well pump well-maintained
- ✓ Iron curtain and water softener system is owned and will be left filled with Morton salt
- ✓ Extra filters in basement for furnace, April-aire and drinking water faucet

## VERY SPECIAL NOTES

- ✓ **Prime location** with easy access to I-43, Homestead schools, and a plethora of shopping, restaurants or medical and service needs ... but a backyard with the peace and quiet of up north
- ✓ **GREAT YARD, quiet street, neighbors who care** about their yards and homes
- ✓ **No window blind cleaning** as the blinds are all in-between the windows!
- ✓ **Leaf-guards** on the gutters!
- ✓ This neighborhood has a “mascot herd” of deer whom you may see in this yard many times a week (picture is of back yard, one early evening in April)
- ✓ On a clear weekend night in summer you can hear the music from the river park area while enjoying a fire pit on the back patio ... it is wonderful!
- ✓ The owner’s favorite: a pair of Eastern Bluebirds make a nest in the backyard bird house 3 times a summer. To the right are the 5 (yes, 5) fledglings who hatched on July 2, 2017 – 2<sup>nd</sup> nesting group of the summer. Ok ... so they’re not very cute when they’ve just hatched, but it’s a neat thing for children or nature lovers, and they become beautiful song birds in just a few weeks. :)



**Thanks, again, for coming to see this wonderful home ... it could be yours!**