

812 Amelia Ct. NE Features

Kitchen

- Custom cabinets with 42" uppers (soffits removed), and multiple drawers and pull-out shelves in base cabinets
- Granite counter tops & backsplash
- Soft close doors & drawers
- Kraus 10" Deep, 60/40 split, stainless steel sink, garbage disposal with vacuum switch control
- Moen stainless steel pull-down faucet with matching soap dispenser
- Dining bar
- Full pantry with multiple pull-out shelves
- Peninsula cabinet with pull-out storage shelves facing both sides (dining & breakfast area)
- Bonus storage under bar (behind sink)
- Trash bin drawer.
- Stainless steel appliances
 - + Samsung range, Bosch dishwasher, Whirlpool refrigerator, GE microwave w/ vented exhaust fan
- Ceiling fan and recessed LED lighting with dimmers

Master Bath & Closet

- Custom cabinets with soft-close doors & drawers, pull-out shelves under both sinks, and storage tower with pull-outs in the dressing area. Convenient storage shelf in vanity next to toilet.
- Marble countertops and backsplashes (same marble used at shower threshold and windowsill)
- Kohler drop-in sinks
- 18" x 36" matte finish porcelain tile floors in bath, dressing area & closet
- Walk-in shower with 18" x 36" polished porcelain tile walls, tumbled hexagon travertine marble floor, and custom glass door/enclosure
- Hansgrohe' brushed nickel plumbing fixtures in shower & sinks
- Brushed/satin nickel accessories (towel bars & rings, robe hook (in linen closet), TP holder)
- New Kohler elongated comfort-height low flow toilet
- Soft-close pocket door with full-length mirror facing dressing area
- Linen closet in bathroom with shelving, plantation shutter door, and triple robe hook
- Walk-in closet with plantation shutter bypass doors, and custom closet organizers
- Recessed LED lighting with dimmers.
- Panasonic whisper quiet exhaust fan

Powder Bath

- Custom vanity with solid surface counter/sink
- Venetian bronze Delta fixtures & towel bars
- New Kohler elongated comfort-height low flow toilet
- Tub/shower
- 18" x 18" matte finish porcelain tile floor
- Updated lighting with dimmer

Guest Bath

- Custom vanity with granite countertop & Kohler sink
- Satin nickel towel bars and Delta plumbing fixtures
- New Kohler elongated comfort-height low flow toilet
- Tub/shower
- 18" x 18" matte finish porcelain tile floor
- Pocket door to increase usable floor space
- Updated lighting with dimmer

Other

- Raised 6-panel doors, with antique brass hinges and lever handles throughout
- Crown molding in all rooms except bathrooms & guest bedroom
- Colonial baseboard in all rooms except powder/guest bathrooms and guest bedroom
- Hurricane rated Simonton windows by Armortech Windows & Doors
- Hurricane rated, insulated Raynor garage door with “hi-cycle” torsion spring by Genie of St. Pete
- Recently replaced Genie garage door opener
- Updated light fixtures throughout – recessed lights converted to LED
- Ceiling fans in all rooms plus back porches (upper & lower)
- Hunter Douglas wood blinds at all windows (except garage)
- Wallcovering in all areas except living room, foyer & stairs
- Container Store ELFA organizers in guest bedroom, 3rd bedroom/den, hall linen, and coat (under stairs) closets
- 36” x 6” porcelain woodgrain tile in living area, kitchen, 3rd bedroom/den, foyer stairs, and 2nd floor loft
- Carpet in master & guest bedrooms
- Storage loft in garage, 3’ deep square ring with access to all sides from the center opening
- Kohler elongated comfort-height low-flow toilets in all 3 bathrooms
- Wood burning fireplace
- 14-SEER Trane HVAC system with ION air purifier in return vent and programmable thermostat
- Vinyl trash enclosure (shadow box style, like community fencing), large enough for trash and recycling cans
- Stackable, full-size washer & dryer

History

Description	Date	Comments
A/C Heat pump / condenser	3/21	Updated system to new refrigerant
Air Handler	11/16	
Ion air purifier	3/21	
Water Heater	6/98	Manufacture date
Range	11/18	
Microwave	11/18	
Dishwasher	11/18	
Refrigerator	11/18	
Disposal	11/18	
Washer/Dryer	2002	Stackable, full-size
Impact rated windows	7/16	
Roof replacement	10/18	
Impact rated Garage Door	5/18	
Garage Door opener	12/19	
New Trash Enclosure	1/25	
Kitchen renovation	2018	
Master Bath renovation	2022	
Tile Floors		
1 st Floor Living/Dining/Kitchen/Den	2018	Porcelain wood grain
Stairs/Foyer/2 nd Floor Loft	2024	Porcelain wood grain
Powder Bath	2003	18” Square porcelain
Guest Bath	2005	18” Square porcelain
Carpet - Master & Guest Bedrooms	2022	Mohawk Air.0 Changing Times – Hypoallergenic, made w/ recyclable materials
Tent Fumigation for Termites	2021	Transferable, renewable warranty