

25 West Timber Draw | Cordillera Ranch

RENOVATION SUMMARY

NEW BRAVA COMPOSITE CEDAR SHAKE ONYX ROOF with class A fire rated underlayment (June 2025)

NEW DRIVEWAY SEALANT ONYX (JUNE 2025)

Demolition of interior beams, kitchen, powder room, primary bathroom, fireplaces, window shutters, lighting, furniture, garden features, throw rugs, appliances, accessories

Entire house water system: Aqua Sauna purification, softener, UV antibacterial system

EXTERIOR:

Exterior painting: black matte finish (trim, soffits, ceilings)

Front porch and balcony staining: ash brown black

Ashley Norton Satin Nickel Lever Door handle with Rectangle Plate all exterior doors and hinges

Ashley Norton Satin Nickel Grip X Extra Large Front Door Handle with Rectangle Plate

Rain Bird sprinkler system upgrade for lawn, garden, and front porch window boxes

Dog Watch invisible fence around entire property

INTERIOR:

Latitude Satin nickel door and hinge hardware replacements

Interior LED lighting upgrades

Interior painting walls and trim throughout: Benjamin Moore "Cronkite" and "Up In Smoke"

Carpet: Shaw Brookhaven Nightfall with 1/2-inch Napa Cushion with double moisture barrier upstairs, downstairs, stairway; Edgewater with 1/2- inch Napa Cushion with double moisture barrier primary bedroom

LVT: Shaw Florte Premio Sienna floating LVT with lifetime warranty, kitchen, dining room, family room, entry way, mud room, powder room

FIREPLACES:

Family Room: Real Stone surround and cast concrete firebox surround, black firebox

Primary Bedrooms: Distressed wood surround, metal trim, fireplace glass

KITCHEN:

Appliances:

Jenn Air All-Pro-Handle Stainless Steel with Halogen Theater Lighting/Digital Display:

- Combination Microwave Wall Oven: 7-inch digital display, Culinary Center, Wi-Fi
- 24-inch Dishwasher
- Side-by-Side Refrigerator/Freezer with exterior water and ice dispenser digital display
- Under Counter Beverage Center

Bluestar:

48-inch 6-Burner with Griddle Dual Oven Gas Range with two simmer and quick heat burners, and Bluestar 6-inch low-profile background

48 inch Stainless Steel Hood

Sinks & Faucets:

- Blanco SILGRANIT large undermount sink and center island prep sink
- Delta Trinsic single-handle pull-down faucet with Touch 2.0 technology in Arctic Stainless
- Delta Contemporary Wall Mount Pot Filler

Cabinetry:

Smoke Maple cabinetry center island with chrome pulls

Grey Gloss cabinetry with chrome pulls and Anthracite interior

Island & Countertops:

AUREA Quartz Stone with 1-inch overhang countertops, backsplash, and 3-inch waterfall edge island.

Sub Zero Refrigerator Drawers

POWDER ROOM:

Delta ARA chrome fixtures

Toto Legato Dual Flush Toilet

Swiss Madison Pedestal Sink

MASTER BATHROOM:

Tile:

Italian Regis Polished Porcelain 30x60 tile on walls, shower, and floor

Shower:

Delta ARA chrome shower system with three-body jets, rain head, hand-held shower bar

Four-inch thick Della Terra polished Haku white quartz floating bench secured with internal steel bars

Custom shower glass with glazing, extra large chrome brackets and handle

Tarmac gray interlocking mosaic tile flooring

Chrome Schluter trim throughout

Built-in three-shelf open storage

Tub:

67-inch freestanding EATON tub with Delta ARA chrome filler

Vanity:

Custom cabinetry by Elegant Cabinets with chrome pulls

Della Terra 9-foot Seamless Quartz Countertop: Haku white polished two-inch edge

2 LED light-adjusting mirrors

2 SCARABEO drop-in sinks

2 Delta ARA chrome faucets

2 Delta ARA chrome towel racks

Three floating shelves secured with built in steel bars

Pull-out appliance cabinet

USB port outlets

WATER CLOSET:

American Standard Touchless Chair Height Toilet with Remote Control Bidet Seat

Delta ARA chrome Fixtures

Custom Cabinet by Elegant Cabinets with chrome pulls

SERVICES:

Demolition

Tile installation

Painting

Electrical work

Plumbing

Design and management.