



Improvements & Upgrades: 315 Champlain Drive, Shelburne

- ❖ Stripped the house down to the studs, removed old walls, ceilings, flooring, insulation, old windows and superfluous doors, weak beams, old wiring and ducts
- ❖ Completely rewired the house and installed upgraded, new electrical boxes
- ❖ Replumbed almost the entire house
- ❖ Installed new ductwork, where needed
- ❖ Re-stuccoed the whole foundation
- ❖ Insulated to modern standards all of the house to create an energy efficient home, both upstairs and downstairs
- ❖ Installed three heat pumps in the house to augment the existing heating and cooling system
- ❖ Enlarged the master bedroom closet to create a walk-in closet
- ❖ Relocated the laundry room to the top floor and put in tile flooring and new, energy efficient washer and dryer, as well as a utility sink and folding table
- ❖ Closed in an area of the north side of the house to create an inside pathway from the garage into the house, which had not existed, and built a mud room with tiled floor
- ❖ Laid new subflooring and installed all new red birch floors on the top floor
- ❖ Installed three entirely new bathrooms, all with tile flooring on the floors and in the showers, a net increase of one full bathroom. Installed a stone tub and radiant floor heat in the master bath Note: glass shower doors will be installed by the end of July, as will be the mirrors in the bathrooms. They got caught up in labor shortages)
- ❖ Installed new energy efficient LED lighting throughout the house, as well as new smoke detectors

- ❖ Designed and installed an entirely new kitchen, with all new cabinets and energy efficient Bosch appliances, including an induction stove and a combination oven/microwave. Installed quartz composite counter tops and peninsula; relocated the plumbing to put the sink below a new window facing the lake
- ❖ Raised the ceiling in the kitchen to match the cathedral ceiling in the living room, installing all new beams to support that work
- ❖ Created a new entrance to the house, with new front door and sidelights, and an all-new covered walkway with recessed lighting and natural bead board. Poured a new concrete slab and laid a bluestone pathway.
- ❖ Ordered a brand new, custom wooden garage door with windows (to be installed my mid-July)
- ❖ Replaced the flimsy metal pillars that supported the old covered walkway and replaced them with stone-faced concrete and wooden pillars
- ❖ Created a new foyer area for the house, raising the ceiling to create a more open feel and views to the water right as you enter the house
- ❖ Installed new windows in about 90% of the house, including in the basement and garage
- ❖ Removed four sliding doors, including two on the north-facing side of the house and replaced them with new windows
- ❖ Insulated, drywalled and painted the basement areas for first time
- ❖ Installed two highly efficient gas fireplaces in the old wood burning fireplaces
- ❖ Installed a new 50-gallon, energy efficient hot water heater
- ❖ Created a bluestone patio, wall and stone steps leading to the house, changing the whole front of the house
- ❖ Replaced two old beams supporting the back deck, with new cement and wood beams and replaced the rotting patio underneath
- ❖ Created new retaining walls and a granite patio under the deck. Installed a perforated pipe and a sloping trench to carry water away from that area, which had retained water, and daylight it twenty feet away from the house

- ❖ Dug a trench around the east and south sides of the house, topped by stone, and installed a perforated pipe that tied into the gutters, carrying water away from the house and tying into a new pipe that daylights down away from the house. That reduced the almost constant use of the sump pump to almost nothing
- ❖ Scraped, repaired and replaced old siding on the house; repainted the entire exterior of the house
- ❖ Power washed and then sanded the deck and the stairs and railings and repainted everything
- ❖ Installed new Hunter Douglas shades in the master bedroom and bath, as well as in the upstairs guest bedroom and bath (the one in the master bathroom was wrong and will be replaced this week)
- ❖ Installed ceiling fans in the master and upstairs guest bedrooms
- ❖ Installed several thousand dollars of trees and native shrubs

