

9303 N VALLEY HILL RD, RIVER HILLS
IMPROVEMENTS

EXTERIOR OF HOME

The patio, running the entire rear of the home, was excavated, graded correctly, and relayed on a concrete slab 5 years ago. All new bluestone and electrical was added.

A brand-new driveway was added in 2021. Drainage pipes were bored 650ft from underneath the driveway out to a ravine/drainage creek.

All new lamp posts with new electrical to each were added. Electrical was bored from main house out to the end of the driveway. Many outdoor outlets were added at posts.

All chimneys were rebuilt.

POOL AND POOL HOUSE

A masonry wall was built around the pool with four-foot footings and an all-new electrical conduit from the house to the pool house was buried. An all-new, custom, iron fence with large gates was installed.

All new doors were installed in the pool house.

The bluestone patio around the pool was replaced 5 years ago.

The pool heater was replaced 4 years ago with energy efficient Lochinvar boiler.

TENNIS COURT

The tennis court was completely resurfaced and a sport court with basketball hoop was added.

A tennis ball machine is included.

GUEST HOUSE

All new brick walkways and landscape were added around the Guest House.

The large east windows of Guest House were replaced.

The Guest House garage drywall was removed so all exterior walls could be spray foamed and re-drywalled.

LANDSCAPING

A drainage creek was excavated and lined with rock that moves all runoff rain from Valley Hill Road, through the 16-acre property, to Greenbrook Road.

10 acres of buckthorn were removed and replaced with hundreds of new trees and lawn. Berms were cleared and replanted with all new trees and landscape.

Hundreds of dead ash trees were cut and cleared throughout all 16 acres.

The garden fence was torn down and replaced.

A potting shed was rebuilt with new foundation and all new cedar interior.

INTERIOR OF HOME

The kitchen floors were sanded down, hand scraped, and resealed in 2016.

All bathroom and kitchen plumbing fixtures in the home were replaced 5 years ago with Kohler toilets and Rohl faucets.

The bay windows in the den, large window in master bedroom, and several windows in children's bedrooms were replaced in 2019.

Carpet was removed from the office and matching hard wood flooring was installed.

All fiberglass insulation was removed from the entire attic and spray foam insulation was installed for energy efficiency.

Mold was found in the old dark room, so it was demoed to the studs and rebuilt, including waterproofing and is now a hobby brewery with exhaust hood.

WATER/WELL

A new commercial water softening system was installed.

A new commercial iron curtain water system was installed.

The well room was replumbed in copper and pressure tanks and switches were replaced.

All cast iron pipe throughout the home was removed and replaced with PVC.

HVAC

All air condensers and forced air units were replaced with high efficiency Trane equipment.

The all home hydronic heating system was reengineered and replumbed. All the pumps, controls, valves, and manifolds were replaced in 2016.

The Kohler natural gas generator has been maintained and in 2021 the control boards were replaced on the unit, and transfer switch. The generator powers the entire house if the power goes out.

TECHNOLOGY ENHANCEMENTS

A Crestron Automation control system was installed in 2017 with dozens of touch panels throughout the home. Automation of the home includes climate, lighting, audio, video, security, 6 door locks, garages, cameras, shades, and fireplaces.

A Ubiquiti Unifi Network controller is in place that broadcasts Wi-Fi to every room in the home and outside.

A 3CX phone system was installed allowing video intercom to every room in the home, along with outside calls.

Spectrum was contracted to bore a dedicated fiber internet connection directly to the house with 1GB up and down speed.