



JOANIE CAPALUPO

10067 Circleview Drive

Upgrades and Improvements

2022

- Replaced downstairs HVAC major components- HVAC repair company
- Primary bedroom ensuite office separated by four antique doors
- Primary bath renovation including new shower, toilet, sinks and addition of second closet

2018

- Added custom-made shutters and flower box to the exterior (repainted 2022)
- Installed custom cedar gate for fence to the backyard (repainted 2022)

2017

- Tiled the second-floor balcony floor
- Added painted wainscot to ceilings of front porch
- Added string lights across back porch
- Replaced front doors and added stonework surround
- Replaced some of the double-pane window glass
- Added large pantry with the relocation of the laundry room; bar sink added
- Laundry room built in 3rd garage bay: ducted mini-split AC (Mitsubishi condenser replaced 2022), porcelain herringbone tile floor, deep basin sink, closet with antique shutter doors, large storage area and a door to the outside
- Installed custom white oak washer/dryer deck with fabric skirt front

2015

- Limestone laid on porches, front and back, limestone steps and walkways, added gravel in high traffic areas in back
- Replaced back porch roof with seamless composition shingle roof
- Replaced greenhouse with potting shed
- Added Limestone retaining wall for beds around the house
- Entire yard professionally landscaped: Mountain laurels, boxwoods, cherry laurels, oak and pecan trees, roses, arbor
- Added river rock and French drains around the perimeter of home and other areas for improved drainage and maintain bed height and plant health

2014

- Renovated the powder bath with a pedestal sink and marble mosaic floor
- Marble mosaic tile floor added to daughter's bathroom
- Added electrical in kitchen for new appliances and lighting
- New kitchen appliances
- Added kitchen island with cabinets, outlet
- Added television to back porch
- New oak flooring throughout first floor
- New seagrass floor covering wall-to-wall upstairs
- Seagrass rugs custom cut to size downstairs
- Kitchen and baths replumbed
- Custom cabinetry in kitchen, baths, den
- Installed Rohl farmhouse sink in kitchen with Rowe & Perrin fixture
- Installed white marble countertops in kitchen and primary bath
- Installed polished nickel fixtures in kitchen and baths
- Plantation shutters in primary bedroom, three bedrooms, living and dining
- Replaced shelving in closets and pantry
- Installed Sonos sound system in den, upstairs game room, kitchen and back porch
- New marble fireplace surround in primary bedroom
- Limestone floor in primary bath
- Added second water heater
- Gutters replaced and screened
- Added some exterior lighting to front landscape beds