

1540 Hopkins Avenue in Lakewood
Current Owner Improvements

2020

- Furnace serviced and inspected, new ignitor and blower fan installed
- New storm doors added to front and side entrances
- Front garden bed and back/side garden added

2019

- Sidewalk corrected by city contractors (paid for by seller)
- Added ceiling fans to both bedrooms

2018

- Added a fan in upstairs bathroom (vented properly to the outside through the attic)
- Tree planted in front
- Updated most outlets and switches throughout the main house (not in basement)
- Carpet removed and high quality LVP with a lifetime residential/20 year commercial warranty installed throughout whole house (<https://www.flooret.com/arbor-72-click/>)
- Kitchen renovation:
 - New fridge (2017)
 - Removed drop ceiling, soffits and fluorescent light, installed can lights and drywalled ceiling and walls to allow cabinets to go full ceiling-height.
 - New plumbing to add a dishwasher (new '18), deep single sink, and garbage disposal (new '18)
 - New cabinets (soft-close, drawer bases, drawers in pantry cabinet, pull-out trash/recycling cabinet, under-counter microwave spot with dedicated plug)
 - Under cabinet lighting on sink/oven side of room
 - Stainless steel sink, pull down faucet, Removed door to basement and enlarged doorway
 - Quartz countertops, Tiled backsplash (2020)

2017

- New water heater
- Added central air -(included running new ductwork to expand the outlets on ground floor)
- Master bedroom: Added built-in closet/wardrobe, Added bamboo blinds
- Guest bedroom: Tore out old closet wall, built in new closet wall with dresser and bookshelves

2016

- Replaced stove with much newer Frigidaire
- Added a smoke alarm and a CO detector to the upstairs
- Replaced basement toilet & repaired associated concrete issue
- Upstairs bathroom renovation
 - Added door (previously just had a plastic accordion "door"), replaced toilet
 - Replaced old vanity & sink with new wall-mounted sink & faucet, updated plumbing
 - Tiled wall behind toilet & sink, added storage cabinet above toilet
 - Removed shower door, added shower curtain, frosted window
 - Added bathroom fan (2018)

Over the course of ownership

- Walls and trim painted throughout house
- Added cordless cellular blinds throughout house, except in master bedroom (which got bamboo blinds)
- Stairs painted, new railing installed
- Storage/workspace added to garage (old kitchen cabinets and counters)
- Dining room:
 - Updated ceiling fan & other light fixtures
 - Installed built in floor-to-ceiling bookshelves
 - Quartz bar top on pass-through window to kitchen