

Villa Royale Renovation List

Cistern: work completed in 2024

Entire villa water reservoir- 4,000 gallons
Installed new cistern pump with filler valve.
Completely repaired and restored cistern.

Exterior Villa: work completed in 2022

Villa exterior painted including restoration of exterior travertine.

Landscaping: work completed in 2022

Installed all new sod on entire property.
Installed over 500 plants, shrubs, and flowers.

Interior Villa: work completed in 2022

Installed LED lighting throughout the villa.
Refurbished all windows and window cranks.
Installed custom made screens for all windows.
Custom made window treatments.
Refurbished and etched all interior flooring.
Installed outdoor security system including 6 high resolution cameras.
Installed new electrical switches and outlets upgraded and replaced.
Installed custom made lighting globes.

Kitchen: work completed in 2022

Resurfaced kitchen cabinetry.
Installed new water heater.
Installed hot/cold water cooler.
Refinished mahogany bar top.
Installed new appliances including dishwasher, sink, faucet, refrigerator, freezer, and exhaust fan.

Media Room: work completed in 2022

Installed custom made modular media center.
Installed 3-ton, 35,000 BTU air-conditioner.
Installed television sound-bar system.

Living Room: work completed in 2022-2023

Refurbished front doors and front door handles.
Installed front door automated locking system.
Installed custom made 22-foot curtains and valances.
Installed custom made sliding screen doors.

Powder Room: work completed in 2022

Complete renovation including toilet, sink, vanity and faucet.
Custom made mirror.
Custom made chandelier.

Office: work completed in 2022

Installed new air-conditioner unit.

Guest Bedroom Bathroom 1st Floor: work completed in 2022-2024

Complete renovation including toilet, sink, vanity, faucet, glass partition shower.
Custom made chandelier.
Custom made mirror.
Installed new shower head.

Guest Bedroom 1st Floor: work completed in 2022-2024

Installed new ceiling fan.
Installed new air-conditioner.
Installed guest safe into closet.
Installed new custom-made window treatments.

Guest Bedroom Left Side: work completed in 2022

Installed new ceiling fan.
Installed new air-conditioner.
Installed guest safe into closet.
Installed new custom-made window treatments.

Guest Bathroom Left Side: work completed in 2022

Complete renovation including toilet, sink, vanity, faucet, glass partition shower.
Installed custom made chandelier.
Installed custom made mirror.
Installed new shower head.

Guest Bedroom Right Side: work completed in 2022

Installed new ceiling fan.
Installed new air-conditioner.
Installed guest safe into closet.
Installed new custom-made window treatments.

Guest Bathroom Right Side: work completed in 2022

Complete renovation including toilet, sink, vanity, faucet, glass partition shower.
Installed custom made chandelier.
Installed custom made mirror.
Installed new shower head.

Master Bedroom Suite: work completed in 2022

Installed new air-conditioner unit.
Installed custom made chandelier.
Installed custom made cedar cabinetry with locking barn door.
Installed custom made window treatments.

Master Bathroom: work completed in 2022-2023

Installed new custom-made chandeliers.
Installed new water saving toilet.
Installed new sink faucets.
Installed custom made window treatments.
Installed new shower heads.

Lower Veranda: work completed in 2022

Refurbished lanterns lighting fixtures.
Refurbished fans.
Repaired and restored concrete travertine railing.

Upper Veranda: work completed in 2023

Repaired and restored concrete travertine railing.
Resurfaced tile flooring.
Replaced new lighting fixtures.

Pool: work completed in 2023

Refurbished interior pool surfacing.
Refurbished travertine pool coping.
Installed color LED pool lighting.
Installed new pool steps.
Installed new handrails and ladder.

Pool Pump Room: work completed in 2023

Installed new diatomic pool filter system.
Installed new 50-gallon water pressure tank.
Installed new whole-house water filtration system.
Complete repair and renovation of water pump.
Installed new pool pump door with built-in exhaust fan.
Installed new pool pump and pool pump timer.

Service Quarters: work completed in 2022

Installed new water saving toilet.

Installed underground drain and sump pump system.

Exterior Front of Villa: work completed in 2022

Refurbished front doors lanterns lighting.

Refurbished portico lanterns lighting.

Refurbished driveway entry lighting with dawn to dusk sensor.

Resurfaced driveway.

Installed portico gutters and rain cups.

Installed underground drainage system to divert rainwater.

This project investment represents over \$200,000 in restoration and renovation not including the furnishings.