

Wineteer, Inc. completed a four month full house renovation of a property at 35 East 62nd Terrace in Kansas City, Missouri in July, 2008. The house is located in the Brookside area on a street that dead-ends into Morningside to the east and Main Street to the west. It is a block to Cosentino's Brookside Market and the former Joe D's Wine Bar and Restaurant location. The property sold for \$361,000.00.

Some of the particulars about the house are detailed herein. It was built in 1936 in an English Tudor style with masonry and stucco exterior. The original sidewalk and rear patio have been replaced with stamped concrete that has been stained to resemble rough limestone. The yard is completely fenced, both front and back, with wrought iron at most elevations and wood at the rear. The home faces to the north and has a two car detached garage with the house only six steps across the new patio to the back door. The entire property has been newly landscaped and reseeded. The original three layers of roof have been removed at both the house and garage and a new 30 year warranty laminate composition roof, Tamko Heritage 30, has been installed over 30 lb. felt. The flat roof above the entrance has been replaced with a commercial grade EPDM rubber membrane after removal of six existing layers of old product. All new seamless aluminum gutters and downspouts have been installed. All the windows have been removed (complete frames) and new Pella Designer Series double hung windows installed. Every piece of exterior trim on the house has been replaced with Smart trim at the windows, fascia, soffit, and accent trim. The entire exterior has been repainted in a new color scheme.

A two-story addition has been added to the south elevation of the house. There are three bedrooms at the upper level with two full bathrooms. The lower level has a formal living room with a wood burning fireplace, a glass enclosed porch off the living room, a formal dining room adjacent to the kitchen, a new half bathroom, a newly reconfigured kitchen with a breakfast nook and sitting room, and a room that could be construed as either a bedroom (it has a full closet), an office/study, or family room. It has been wired for future audio visual applications as have all the bedrooms. The north bedroom has two closets, one normal and one large, along with attic access to a very large storage area. The southeast bedroom has a double-wide customized closet interior. The reconfigured master bedroom is adjacent to the new addition that houses the new master bathroom and customized walk-in closet. The bathroom has a large walk-in shower with frameless clear glass door. The guest bathroom has a tub/shower in a room that is tiled from floor to ceiling. All the bathrooms have Panasonic Whisper exhaust fans that are vented directly to the exterior. All the cabinetry in the house at the kitchen, bathrooms, and closets are custom and provided by Towncraft Wood Products. The master bathroom has a large linen closet and double vanity with granite countertop and undermount sinks. All the plumbing fixtures in the house are Danze and the showers have hand-held devices in addition to the overhead shower heads. Accommodations have been made at the upstairs hall between the bedrooms for a stackable washer/dryer installation. A porcelain tile pan with a drain has been installed along with the appropriate electrical and external venting applications necessary for a utility location. There remains a full utility room at the basement as well with the appropriate hook-ups. New recessed downlighting has been installed throughout the house. All the electrical wiring has been replaced and a new Cutler Hammer 200 Amp service panel has been installed at the basement. All the plumbing has been replaced, both at the supply as well as the waste side. A new water meter is in the basement. The original forced air heating and cooling has been replaced with high efficiency Trane equipment that is zoned for upstairs and down. The vast majority of the original sheet metal and duct work is new as well. All the floors are ¾" tongue & groove Red Oak hardwood that has been refinished with three coats of polyurethane sealer. The kitchen appliances are all stainless steel General Electric Profile Series: dishwasher, microwave oven, side by side refrigerator, and slide-in gas range. The kitchen countertops are granite and the double bowl stainless steel sink is an undermount style.

The basement is full and an open finished plan. All the plumbing there is new with accommodations for a kitchen. There is a bathroom with laundry facilities as well. The floor is ceramic tile and the walls are paneled. All the recessed lighting in the ceiling is new. There is also an office in the basement.