



# LIST OF IMPROVEMENTS

## 4106-08 MAGNOLIA STREET

### Upstairs:

- Refinished all original hardwood floors throughout entire unit
- Installed all new white shaker cabinets, subway tile backsplash, and white quartzite countertops in the kitchen
- Built in new 60" double vanities in each bathroom with white shaker cabinets, quartzite countertops, and all new tile
- Installed new stainless-steel appliances in kitchen
- Upgraded all plumbing fixtures in kitchen and baths, including 2 shower heads, 2 bathtub faucets, and all sink faucets
- Installed new light fixtures, toilets, and mirrors in both bathrooms
- Knocked out wall between kitchen and living to create an open floor plan and added quartzite bar counter for additional seating
- Installed new ceiling fans in all bedrooms and living area
- Installed recessed lighting in the kitchen and mudroom
- Installed pendant lights over the bar and the kitchen sink
- Installed new doors, including sliding closet doors in each bedroom
- Fresh paint on all walls and ceilings throughout the entire unit
- Installed brand new smoke alarm system
- Brand new central HVAC unit and electric water heater (separate from downstairs)
- Put in new electrical meter (separate from downstairs)



# LIST OF IMPROVEMENTS

## 4106-08 MAGNOLIA STREET

### Downstairs:

- Prior to the renovation, downstairs was garage/storage space with no build out
- All new build out on first floor with newly installed sheetrock walls and ceilings
- Added insulation throughout
- Installed all new electrical wiring
- Installed laminate wood flooring in living room, kitchen, and bedrooms
- Installed ceramic tile floors in bathroom and laundry room
- Bathroom was upgraded to include a new shower, bathtub, bath fixtures, toilet, pedestal sink, and white shaker cabinets for storage
- Installed white quartzite countertops, ceramic tile backsplash, and shaker cabinets with tons of storage in the kitchen
- Installed stainless steel appliances including a 5-burner gas stove with a free-standing stainless steel hood vent
- Fresh paint on all walls and ceiling throughout
- Installed fans in each bedroom and living room
- Installed new light fixtures in the dining area and added recessed lighting in kitchen
- Installed washer/dryer hookup
- Installed new gas water heater (separate from upstairs)
- New Central HVAC unit (separate from upstairs)
- New electrical meter (separate from upstairs)



# LIST OF IMPROVEMENTS

## 4106-08 MAGNOLIA STREET

### Site Improvements:

- Installed new privacy fence around the side courtyard area
- Freshly painted entire exterior of house, including iron fence with sliding gate entry
- Upgraded the garage to include an operable garage door opener and electronic keypad. Garage also features new sheetrock, insulation, and fresh paint throughout.
- Added a new exterior door leading from the garage to the downstairs front porch
- Freshly painted all porches, iron railings, and exterior iron staircases in the front and in the rear
- Installed new outdoor lighting including flood lights
- Professional landscaping in front and courtyard



# BEFORE PHOTOS

4106-08 MAGNOLIA STREET



**MCENERY**  
RESIDENTIAL

4901 MAGAZINE STREET NEW ORLEANS, LA 70115  
504.605.4400 | MCENERYCO.COM

CO-LISTED BY KATHERINE ESHLEMAN & GRANT HODGINS (OWNER/AGENT)