

76 SURFSONG ROAD

Total House Renovation – completed 2018

3,850 square feet

5 bedroom, 4.5 bath

Credits

Architect: Bill Marshall, Architrave, LLC

Builder: Great Southern Builders, LLC

Landscape Professionals: Marge Rudisill, Green Jeans Landscapes, LLC

Tree Specialists: Sam Milleman, Arbor Care, LLC

Landscape Lighting Designer: Randy Greenhill, NiteLites of Charleston

Pool Designer and Installer: Aqua Blue Pools

Home Security and Camera Monitoring and Installation: Carolina Custom Security and Sound

Interior Designer and Home Furnishings: GDC Home Charleston

Home Maintenance: Sean and April Carey, Seaside Home Services

Architectural Enhancements

House architecturally redesigned.

Enhancements include the following:

- New house facade
- Addition of 5th bedroom
- Addition of full bathroom
- Addition of salt water pool
- Expansion of laundry room to accommodate floor-to-ceiling pantry cabinetry
- New oyster-shell driveway
- New landscape

New Utilities

- New electrical wiring and panel
- New plumbing and fixtures
- New main water and sewer lines, house to street
- New 500-gallon, underground liquid propane tank
- New Mendota FV46 full view, direct vent, remote control gas fireplace
- Two (2) new Heil 16 two-stage HVAC heat pumps, 4-ton first floor and 3-ton second floor with communicating thermostats and WiFi for Android and Apple devices
- Two (2) new Rinnai tankless on-demand water heaters
- Enhanced hardwired data wiring for internet and television
- Hardwired options for great room television include above or to the side of the fireplace
- Premium structured wiring for new security and fire system with WiFi for Android and Apple devices
- Premium structured wiring for eight (8) new exterior security cameras with WiFi for Android and Apple devices
- Three (3) WiFi expanders 1st and 2nd floor
- New five (5) zone irrigation system with spray heads and drip irrigation
- Professionally designed and installed landscape lighting

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Exterior Features

- New Timberline Ultra HD Shingle architectural roof in pewter gray
- New NuCedar PVC Shingles, 25-year maintenance-free finish warranty in Argos gray
- New Anderson impact-rated windows with energy performance Smart Sun and Low-E glass; Andersen French sliders (4) and doors (3) with SmartSun and Low-E glass. Low-E glass reflects heat in the summer and helps keep heat inside in the winter. SmartSun glass blocks 95% of the sun's harmful UV rays for healthy living and preservation of floors and furnishings. Both Low-E and Smart Sun help reduce heating and cooling costs.
- New custom, Sapele mahogany front doors with impact-rated glass and Emtek hardware
- New large screen porch with IPE flooring, ceiling fan, and LED recessed ceiling lights
- New two (2) impact-rated, painted fiberglass garage doors
- New IPE front porch, stairs and rail system
- New IPE pool deck, stairs and cable railing system
- New second floor balcony for three guest rooms with cable railing system
- New exterior lighting fixtures and recessed LED soffit lights
- New outdoor water spigots, five (5)
- New HVAC elevated platform
- New oyster-shell driveway and parking pad
- New professionally designed coastal landscaping, pathways, and open backyard

Pool Features

- New elevated, heated, salt water pool with premium interior finish in Pearl Matrix Pebble
- Premium tile and coping
- New Turbo in-floor pool cleaning system
- New Pentair Intellichem pH control
- New Screen logic wireless pool controls with WiFi for Android or Apple
- New 400k master temp gas heater
- New Solar Eclipse ozone/UV water purification system for healthy pool maintenance
- New elevated pool equipment stand

Interior Features

- Open floor plan with unobstructed water views of Canvasback Pond from both floors
- New full service, upgraded three (3) floor elevator with 950-lb. weight limit
- First floor 10' ceilings and 8' solid core doors
- Second floor 9' ceilings
- New Graf Brothers premium, 7" wide plank, 3/4" thick, White Oak Select engineered, hardwood flooring
- Premium crown and baseboard moldings and wainscoting
- New staircase and rail system from the first floor to the second floor
- New shiplap staircase from the ground floor to the first floor
- New Kohler plumbing fixtures (with Kohler lifetime warranty on parts or replacement)
- New LED lighting recessed lights and Lutron Maestro dimmers
- New custom-designed and handcrafted cabinetry, vanities and fireplace mantle

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- New 4 and 5 star granite in kitchen, baths and fireplace surround/hearth
- New premium marble and tile
- Gourmet, center-island kitchen with two (2) sinks including a farm sink and two (2) Insinkerator disposals
- New Thermador Professional Series kitchen appliances with custom-panel refrigerator and dish washer
- New Whirlpool front loading washer and dryer
- New ceiling fans in great room and bedrooms
- New large platform master bath soaking tub
- New extensive, closed-cell spray foam insulation package
- Two and a half car humidity-controlled garage with two (2) new Liftmaster garage door openers
- New epoxy garage floor and six (6) new Smartvents
- New lightning protection system
- New sheetrock and insulation in entire house

Interior Design by GDC Home Charleston

- New designer-selected, brand name furniture, lighting, rugs, décor and linens for living room, dining room, kitchen, bedrooms (four of five) and foyer. This includes four (4) King bedroom sets and a living room sleeper sofa.
- New small appliances by KitchenAid® and Keurig® and tableware, service for 12
- New designer bedding, bath and kitchen linens
- New LED decorator lighting with natural elements
- Sherman Williams neutral paint tones