

**38 CAMP FANCY SPUR, EAGLE RANCH
DESIGN CONSULTATION – RESALE RECOMMENDATIONS**

- **KITCHEN** – Expand space and improve layout.
 - Eliminate hall office and expand existing kitchen counter into current pantry.
 - On pantry wall, add wall oven(s), coffee station, beverage fridge. Add open shelving above countertop (open shelving vs. additional cabinetry is a design element PLUS will save \$\$\$).
 - Create new pantry in existing office with built in shelving and barn door.
 - New cooktop in current location with pot drawers underneath.
 - New plumbing fixtures.
 - Update vegetable/prep sink in island.
 - Update main sink with apron style sink.
 - New faucets.
 - Expand island depth and create single level surface.
 - New countertops.
 - Leave current cabinetry to save \$\$\$ but use cooler tones and contrasting accents to make cabinets pop.

- **FIREPLACE** – Update with cleaner style and materials.
 - Remove angular framing and create vertical face to ceiling.
 - Reface with dry stacked stone.

- **PAINT** – Repaint all walls and ceilings with cooler, neutral tone to contrast and highlight abundance of warm wood tones in floors, trim and accents.

- **LIGHTING** – Replace/Update existing fixed fixtures in dining, bathrooms, kitchen/dining, stairs/entry with more clean lined and “lighter” fixtures in glass and other similar materials. Simplify design style to give buyers ability to envision placing their “own style” in home. (This can be kept inexpensive with simple fixtures and shade replacements).

- **BATH ACCESSORIES** - Update and replace if continuing to stage bathrooms.

- **WINDOW TREATMENTS** - Remove wood blinds from windows. Store if needed but open up views and reduce “heaviness” of layers of wood elements in house.