

2130 Filbert List of Improvements

Welcome to your modern French Quarter Home on Filbert Street!

In 2009, the home was fully renovated and expanded by a local developer. The building was entirely reframed and studs were replaced at that time. Other updates at that time included:

- New roof
- New exterior
- New double-paned windows throughout
- New kitchen and baths
- New drywall (interior walls and ceilings)
- New systems
- Garage epoxy coat
- Garage storage and wall hanging system
- New moldings (baseboards, crown molding)
- Landscape lighting
- Irrigation system
- New fireplaces in living room and office
- New tankless water heater and tank for lower level
- New furnace
- Solar panels

During our ownership, we did significant cosmetic updates, listed below:

Lower Level

- Added new front door hardware, door knob, mail slot, weather stripping and an electronic lock with programmable codes
- New padded carpet and wall paper in family room
- New 55" Sony flatscreen TV in family room
- New high fidelity speakers by Triad
- New Klipsch subwoofer
- New light fixtures in family room
- New window coverings in family room
- New light fixtures and exhaust fan in lower level bathroom
- New stairway sconces
- New artificial turf in back yard with double padding (2019)
- Professionally landscaped
- New Control4 rack and A/V system in foyer closet
- New electronic programmable lock between garage door and foyer

- New solar inverter in garage (Sunnyboy) - has app to monitor solar production
- New Tesla charger in garage
- New frosted glass in foyer (door and window) for privacy

Bedroom (Middle) Level

- Office now has an outlet in the middle of the room on the floor for power and Cat5e for easy office use
- New Samsung flatscreen TV in office
- New removable Control4 desktop controller
- New power outlets in closets for office equipment
- New window coverings in office, hallway, second bedroom and master bedroom
- New wallpaper and new light fixtures in second bedroom
- New light fixtures in hallway bath; new mirror covering most of wall
- New full room mirror, sconces, and exhaust fan in master bath
- New high fidelity speakers in master bedroom and office by Triad

Entertainment (Upper) Level

- New marble counters along perimeter
- New Caesarstone island top
- New polished nickel faucet and water dispenser
- New dishwasher cap and soap dispenser
- New tiled backsplash
- New breakfast bar and support post; new high-capacity electrical strip underneath
- New light fixtures
- New polished nickel cabinet pulls
- Newly sprayed (painted) cabinets
- New dining room chandelier
- New staircase chandelier
- New powder room exhaust fan and wallpaper
- New Control4 wall-mounted flat-screen controller
- New 65" Sony flatscreen TV
- New Klipsch subwoofer
- New high fidelity speakers in living room and kitchen by Triad
- New marble fireplace surround
- Switched out metal floor heat registers to flush wood pieces

Exterior

- All new exterior light fixtures
- New address numbers
- Newly painted (2019)

- New roof deck off kitchen (newly poured concrete) in 2019
- New drain line on roof deck
- New glass deck railing on roof deck (2019)
- Added flag pole holders on front of building
- New weatherproofing and waterproofing around Nana wall; new trims

Entire House

- New Control4 smart-home system, fully automated and controllable from anywhere in the world. Completely customizable.
- Modernized interior staircase and added new glass railing
- Refinished / restained hardwoods to current color
- All new light fixtures throughout
- Recessed lights were changed to square Omni-directional spots
- New sewer line improvements
- All new door hardware (hinges, doorknobs) throughout in polished nickel
- New Nest thermostats
- New Nest protects on all levels
- Hardwired security system with wireless window and door sensors and 6 security cameras (4 exterior and 2 interior)
- New ADT motion detectors
- All new high-fidelity built in ceiling speakers in kitchen, living room, master bedroom, office, and family room
- All new electrical outlets and cover plates
- All new light switch buttons and cover plates, customized with scenes and descriptive text
- Painted all interior surfaces and trim Interior