

FEATURES & UPDATES

4575 SW Dogwood Ln, Portland



Property Overview and Outdoor Features

- New deck and new sliding glass door with outdoor-rated materials
- Installed 3" ABS drainage system from downspouts around entire home
- New 30-year roof, gutters, and downspouts
- New exterior paint (Sherwin Williams premium product line)
- Replaced and reglazed windows as necessary
- Installed two buried ¾" PVC conduits to flower bed for future EV charger or outdoor power
- 51 arborvitae trees planted for privacy screen
- Fully automatic irrigation system for front lawn and arborvitae
- Weed barrier installed beneath front and rear landscape rock
- Photocell-controlled exterior lighting (front and rear)
- Improvements made to basement window well drainage
- Added trenches and sloped membrane to divert water away from house

Kitchen Features

- New kitchen cabinets upstairs and downstairs
- New appliances upstairs and downstairs
- New washer and dryer on both floors
- Kitchenette installed on lower level with infrastructure for future full kitchen (50-amp range outlet; 2 20-amp small appliance circuits; dedicated dishwasher, disposal, microwave, and range hood circuit)
- Installed radiant heated flooring and wiring for a bidet in lower level bathroom
- Motion-activated lighting in downstairs entry, hall, and laundry room

Design Features and Systems

- Underground oil tank removed
- New high-efficiency Daikin heat pump with Daikin One whole-home smart thermostat
- HVAC ducts professionally cleaned
- All new plumbing system (PEX piping, copper stub-outs, ABS drainage)
- All new electrical system with 200-amp service; 200-amp meter main; 200-amp main panel for upper level and 125-amp panel for lower level; and grounded wiring, outlets, and switches
- Continuous rigid foam insulation with sealed seams installed around exterior walls
- Installed sound- and climate-insulated 2x6 walls around mechanical room and bathroom on lower level
- Both fireplaces wired and equipped with 1,500-watt heaters
- Photocell-controlled lighting system with motion-sensor lighting automation on lower level