



1121 F STREET, PETALUMA



# Remodel

*It's a very special 4 Bed, 2 Bath, +/- 7,200 sq. ft. lot  
(House Remodel work done from January, 2026- May, 2026.)*

## GREAT ROOM

- Removed existing, freestanding wood fireplace, and replaced with electric fireplace.
- Built the wall out 9" to accommodate.
- Baseboards in all downstairs rooms: Had to rebuild many sections, to match the original baseboards.
- Removed the original ceiling lights as one had broken glass. The one intact one is in the garage in a box.

## KITCHEN

- Demo of all existing countertops, ceiling lights, appliances and cabinets.
- Pushed out the wall 35" between kitchen and bedroom, to make room for fridge and cabinets. Pull-out shelf in cabinet to left of the fridge has new electrical outlet at back, for toaster or other small appliance.
- Moved water connection over to new location.
- Relocated gas hookup over to new range wall.
- Removed door between kitchen and great room (it is in basement if new owner wants to put it back in).
- Installed dimmer switches.
- Repaired pantry pocket door and installed new shelves.
- New tile (Croma, from Bedrosians), leathered granite countertops (from Bedrosians), new flooring (Laguna, from Bedrosians), floating white oak shelves (from J Thomas Home).

## BATHROOMS

- Replaced toilet for a wall hanging toilet that fit better the depth of space there.
- Demo'd and put in new tile shower, new countertop, mirror, lights, fan, and repainted the oak cabinet. The two matching upper oak cabinets that used to be there are in garage, in case someone wants to also paint those and put back up for extra storage. Would need to buy a slightly shorter vanity mirror.

## FLOORS

- Original fir floors were in very poor shape and could not be refinished. Opted instead to put down engineered white oak flooring throughout the entire first floor. Bedrosians, Lagune style, Dune color.





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## PLUMBING

- Galvanized pipes were replaced by copper, 95%. What remains to be replaced is the short run from sidewalk water box to the front corner of the house, behind where the front yard hose faucet is, in basement to the water shut-off valve. Just didn't have the funds to do this last step.
- Two exterior vent pipes were relocated, one went into kitchen wall to left of kitchen sink and the one outside sliding glass door was relocated inside and behind bathroom shower.

## ELECTRICAL

- Cleanup of unused basement wires completed. Major upgrade of electrical completed in past years.

## WINDOWS

- Replaced broken glass ones in basement. Redwood Glass Co.

