44 William Street, Portland

HOMEOWNER IMPROVEMENTS

This property has been extensively updated and well-equipped with major improvements completed between 2018 and 2026.

Key Highlights

- **Kitchen Renovations**:
  - Custom cabinetry by Kat Finck
  - Kohler sinks and fixtures
  - Energy Star LG, Frigidaire, Magic Chef, and Hot Point appliances
  - Butcher block counters in 1st, 2nd and 3rd floor units

- **Heating & Mechanical Systems**
  - Rinnai natural gas heaters installed in first floor and basement, 2021 and 2025
  - Upgraded water meter in 2025
  - High efficiency hydronic electric baseboard heating installed
  - 3 Rheem hot water heaters, (2 gas, 1 electric) installed in 2022
  - Sump pump and natural gas infrared heater that operates during power outages installed (2026)

- **Safety & Energy Upgrades**
  - Installation of hard-wired smoke and carbon monoxide detectors
  - Sprinkler heads installed in basement utility room and a 90-minute-rated self-closing commercial fire door added in 2025
  - Updated and separated all electrical systems with recessed LED lighting and Lutron dimmers
  - ROXUL/high density polystyrene insulation in all exterior walls and between each floor

- **Bathroom Renovations**
  - Renovated bathrooms with Kohler and American Standard fixtures
  - Marble and porcelain shower surrounds and floors
  - Glass shower doors added or updated in select units

- **Exterior and Structural Improvements:**
  - Transite Siding Abatement — November, 2015
  - Siding Replacement — Started November, 2015
  - Renewal by Andersen Window Replacements — September, 2016
  - Yard Dormer Repair — June, 2018
  - Roof Restoration — Started July, 2018
  - Eve Restoration and Insulation — October, 2018
  - Back Deck, Stair, Siding Restoration — July, 2017 - July, 2021
  - Street-Facing Facade Restoration — Aug, 2021 - Nov, 2021
  - Restoration of Architectural Details — Aug, 2021 - Nov, 2025
  - Carriage House Foundation Repair — July, 2025 - Nov, 2025