

PROPERTY FEATURES & UPGRADES

Kitchen & Full Bathroom Updates (2025)

- **Kitchen:** Refreshed kitchen featuring quartz countertops, a classic subway tile backsplash, under-cabinet LED lighting, and painted cabinetry with updated hardware. Includes a new sink, faucet, cooktop, and a Bosch dishwasher.
- **Primary Bathroom:** Remodeled with new porcelain tile flooring, a subway tile shower with a glass enclosure, and a quartz-topped vanity with new sinks. Features a circa-1950 clawfoot tub with a matching accent tile backdrop.
- **Secondary Full Bathroom:** Refreshed with a quartz vanity countertop, painted cabinetry, and new sink.
- **Behind the Scenes:** Added all-new water supply valves and durable, high-quality 22-gauge chrome-plated brass drains in the kitchen and both full bathrooms.

Windows, Doors & Finishes

- **Windows & Doors**
 - **2025 Updates:** New Weather Shield double-hung windows installed in the den and primary bedroom.
 - **2014 Updates:** New Weather Shield casement windows in the sunroom and double-hung windows in the kitchen and foyer,

complemented by den French doors featuring a triple-locking system and stainless-steel reinforcement.

- o **Historic Character:** Original circa 1915 windows in the dining room, living room, kitchen hallway, and upstairs secondary bedrooms and bathroom.
- **Flooring (2026):** The den, kitchen, and hallway feature new quarter-sawn reclaimed white oak flooring, selected to complement the historic character of the existing original circa 1915 white oak floors on the main level.
- **Drywall (2025-2026):** Completed interior drywall detailing and surface touch-ups, providing a smoother, cleaner finish throughout the home.
- **Paint (2025-2026):** Interior and exterior painted using high-quality Behr Dynasty paint.

Select Improvements & Systems History (1999 – 2026)

- **Room Addition (1999):** A two-story room addition was completed on the south side of the house by the prior owner, utilizing fiber cement siding.
- **Chimney (2003):** Installed a stainless-steel chimney flue through to the crown and added a chimney cap.
- **Garden Fountain (2006):** Installed recirculating fountain with 60-gallon basin.

- **Garage Updates (2011):** Replaced garage siding and trim with fiber cement, added exterior sheathing during the update, and installed a new garage door and entry door.
- **Main House Siding (2014):** Replaced original clapboard siding with fiber cement, adding exterior sheathing and insulation during update.
- **Porches (2014):** Replaced prior deck and adjacent small, covered porch on the bottom story at rear of home with a full covered Ipe porch. Replaced prior upstairs deck off the primary bedroom with an enclosed sunroom featuring Ipe flooring and casement windows.
- **Roofing (2014):** Installed a new GAF Roofing System on both the house and garage (inquire for warranty details).
- **Electrical (2014):** Updated the home's wiring system, replacing the original knob and tube with modern wiring.
- **HVAC (2014):** Installed a new downstairs heating and cooling package unit and a new upstairs air conditioning unit.
- **Irrigation (2014):** Replaced the lawn sprinkler system lines, valves, and control box.
- **Attic Energy Efficiency (2021):** Air sealed shiplap gaps, air conditioner plenum, sealed penetrations, and added new attic insulation.
- **HVAC Easy Start Kits (2024):** Installed air conditioner easy start kits to support operation of units on backup generator power. Per the

manufacturer, the kits are designed to protect the compressor from electrical anomalies (high and low power shut offs).

- **Recessed Lighting:** Installed in den, kitchen, kitchen hall, primary bathroom.
- **Automated Gate (2026):** Installed a new automated driveway gate opener.