

# 601 E. 21<sup>ST</sup> STREET

## SPECIAL FEATURES & UPGRADES

### Major Systems & Exterior Improvements

- New roof with transferable warranty (Sept. 2025)
- First-floor HVAC system replaced (2023)
- Second-floor HVAC system installed in 2018
- Insulation re-affixed and added beneath the home, with exterior skirting repainted (2020)
- Updated HVAC registers throughout

### Primary Suite & Secondary Bath

- Ensuite bath fully renovated in March 2025
- Carrara marble shower and vanities
- Marble flooring
- Visual Comfort lighting and designer fixtures throughout
- Custom Roman shades and shelving
- Secondary bath updated March 2025 with luxury wallpaper, new vanity, flooring & on-trend fixtures

### Outdoor Living

- Outdoor HVAC units screened by a custom white-painted fence and gate (2021)
- American Syn-Turf with custom-fit, in-grade pavers and sprinkler-head insets designed to cool the turf during summer (2022)
- Custom cedar fencing with baseboards and caps
- 16-by-8-foot LiftMaster motorized gate with inset track (2024)
- Fence professionally stained in Sherwin-Williams Spice Chest for protection and visual appeal (2025)
- Front and rear decks and steps freshly painted (2025)

### Kitchen & Butler's Pantry Remodel

- Quartz countertops, new backsplash, farmhouse sink and designer-grade inset pantry sink
- Freshly painted cabinetry and island with updated cabinet hardware
- Bosch microwave installed in a custom kitchen inset (2025)
- GE refrigerator (2024)

### Living & Dining Areas

- Quartz fireplace surround (2020)
- Visual Comfort lighting throughout select areas of the home

### Finished Garage with Bonus Space

- Custom bonus space completed Dec. 2024 – great for an office, gym or extra storage
- Finished with flooring, ceiling fan, lighting and a mini-split heating and cooling system
- Garage finished with drywall and paint (2025)

*Thoughtfully updated from top to bottom, with significant improvements to the home's major systems, interior finishes and outdoor living spaces.*



**MICHAEL BORREL**

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