

Improvements Made By Current Owner

Interior

- All floors sanded and stained
- Entire interior, walls and mouldings painted, including basement and basement floor
- Hunter Douglas "Solera" window blinds added to all windows (except kitchen and butler's pantry)
- Complete Master bath renovation with soaking tub, large glass shower
- Suite bath redone with glass shower (original tile floor and medicine cabinet retained)
- Complete ½ bath renovation on 1st floor
- Exterior ½ bath updated with new sink and toilet
- Kitchen updates include new appliances, wood countertops, and sink/faucet.
- Butler's pantry - ice maker added
- HVAC ducting added with special care to avoid adding partitions
- Chimney flues cleaned and capped
- Gas coal fireplace inserted added to parlor fireplace
- New overhead light fixtures and switch plates added throughout

Exterior

- Exterior and shutters painted 2020
- Roof scraped and painted 2020
- Wrap around brick patio stabilized with steel beams and masonry supports
- Entire brick patio and all brick foundations repointed and sealed
- Custom shutters made. Some originals mixed in. All functional.

- All chimney's repointed and caps added
- Basement trapdoor and entryway rebuilt
- Asphalt driveway added. Cobble edging added using original cobbles from old driveway.
- Brick walkways added using repurposed original bricks from former walkways
- Brick wall added along property line with neighbor to the west
- 4 zone lawn irrigation system added
- Rear fencing added
- Extensive landscaping and rain garden
- Yardmasters contract for lawn and planting maintenance through June 2021
- Arborscapes cares and maintains 80-year old dogwood. Paid per treatment.

Systems

- 3 zone HVAC added (cooling and heating) - 2019
- Gas boiler updated with new copper main lines, automatic valves, and pilot.
- Upgraded 200-amp service with new exterior electrical panel to meet code.
- New wiring in deficient areas.
- Exterior hose bibs added. One in yard next to cottage added in buried box.
- Basement laundry added with wastewater pump to exit line.

Cottage

- Original Windows rehabilitated by Dixon Kerr (historic window preservationist) using original blown glass
- Mitsubishi Mini Split and barrier fan added for heating and cooling
- Updated electrical panel
- Floors sanded and stained
- Crawl space insulated
- Custom functional shutters added
- Roof scraped and painted 2020
- Repainted exterior 2020
- Brick foundation – repointed and sealed.
- Chimney – repointed and capped.