

Structural & Exterior Upgrades 2009 - 2026 RENOVATIONS

- **Complete Roofing Overhaul (2025):** Installed new 50-year architectural shingles and all-new plywood sheathing on the main house, cottage, and garden shed.
- **Ventilation & Protection:** Integrated new attic vents for improved climate control and installed custom chimney caps to protect the masonry.
- **Premium Accents:** Added a classic standing-seam metal roof to the front porch (2025) and integrated gutter guards for low-maintenance living.
- **Historic Exterior Restoration:** Full exterior paint using a palette of period-accurate colors approved by the Historical Society, featuring traditional "Haint Blue" porch ceilings.
- **Preservation of Outbuildings:**
 - **Garden Shed:** Rebuilt from the ground up in strict compliance with Historical Society guidelines.
 - **Former Electrical Repair Shop (Guest Cottage/Studio):** Fully transformed into a modern living space with a new custom-stained concrete floor, insulated walls, double-paned energy-efficient windows, and new HVAC. Features a full bathroom with tiled shower, vessel sink, retro-style appliances, a fireplace, wall-mounted smart TV, laundry room with full-sized washer and dryer, and a fully-floored attic. The porch was paved with original bricks from the house.
- **Grounds & Entertaining:**
 - New designer patio with decorative stain treatment and integrated firepit.
 - Professional "impact lighting" system installed to highlight the home's architectural silhouette at night.
 - Concrete pad addition for basketball and recreation.
 - Bannisters installed on the back porch.

Interior Architectural Details & Preservation

- **Original Craftsmanship:** Meticulously maintained 176-year-old wood floors, wide baseboards, crown molding, seven mantles, original wainscoting, and transoms, glass French doors, and more.
- **Historic Windows:** Preserved oversized windows featuring original "wavy" glass.
- **Artisanal Finishes:** Family room features "Stippling," a historic faux-painting technique that creates a subtle, "Antiqued Leather" texture.
- **Functional Heritage:** Restored original pocket doors to fully operational condition and refurbished fireplaces with period-appropriate tiled surrounds.
- **Wall Care:** Original plaster walls have been expertly maintained and freshly painted throughout.

Modern Systems & Infrastructure

- **New HVAC (2024):** The upstairs heating and air conditioning system was completely replaced in 2024 for maximum efficiency.
- **Electrical & Safety:** Fully modernized electrical wiring and panel box; GFCI outlets installed in all wet areas.
- **Emergency Readiness:** Hardwired outdoor gas generator for seamless power during outages. *Note: Property is located on a priority emergency line (shared with hospital/fire/police), ensuring rapid road clearing and power restoration.*
- **Plumbing & Utility:** Installed a tankless hot water heater in the cottage; renovated laundry room with tile flooring and custom shelving in the main house. Dedicated laundry room with full-sized washer and dryer in cottage.

Kitchen & Bath Renovations

- **Kitchen:** Updated with premium granite countertops, sink and disposal, electrical, and high-efficiency lighting and appliances.
- **Main House Bathrooms:** All three bathrooms have been fully renovated and feature tile, glass enclosures, designer fixtures, and modern lighting.
- **Custom Storage:** closets added to every bedroom with additional overhead storage cabinets; custom linen cabinetry integrated into the lower-level bath.