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Capital Improvements & Thoughtful Enhancements

The current owners have made substantial investments to preserve and enhance the quality, comfort, longevity, and architectural integrity of this exceptional residence. The following represents many of the significant improvements completed during their ownership.

Exterior & Structural

- Steel front entry door replaced
- New synthetic cedar shake roof (188 MPH wind rating, 50–75 year expected lifespan with a 50-year warranty)
- Copper roof flashing installed
- Gutter guards installed at the rear of the home
- Stucco repairs completed
- Entire exterior professionally pressure washed
- Irrigation system repaired for flower boxes

Mechanical Systems

- Two HVAC systems replaced (2025)
- Ductwork improvements for enhanced airflow
- Electric vehicle charging station installed in garage
- Garage door opener replaced

Kitchen Enhancements

- Kitchen countertops replaced
- Kitchen backsplash replaced
- Upgraded copper kitchen sink
- Upgraded prep sink on island
- Kitchen appliances replaced (excluding the La Cornue range)
- Glass replaced in kitchen door

Bathrooms

- Complete renovation of the Primary Bathroom
- Basement bathroom remodeled

Interior Improvements

- Hardwood flooring installed on second floor
- New flooring installed on third floor
- New laundry room flooring
- Laundry room door added from the Primary Bathroom
- Basement refreshed with updated finishes and paint
- Basement fireplace painted and sealed

Windows & Window Treatments

- Primary Suite window replaced
- Breakfast area kitchen window replaced
- Custom window treatments and wood blinds throughout

Lighting & Comfort

- New office light fixture
- New third-floor ceiling fan/light fixture
- Ceiling fans installed in basement bedroom and family room
- Basement recessed lighting upgraded

Fireplace Enhancements

- Updated tile surround in Primary Bedroom fireplace
- Updated tile surround in second-floor bedroom fireplace
- Updated tile surround in first-floor office fireplace

Beyond the improvements listed above, this residence has been meticulously maintained and thoughtfully enhanced to preserve its architectural integrity while providing modern comfort and peace of mind for its next owner.