

## 2106 Dryden Road

### Features/Improvements

#### **INTERIOR:**

- Extensively remodeled and open floor plan created
- 10' Ceilings through out
- Newly refinished and/or new solid oak hardwood floors on first floor and in second floor hallway
- New interior plumbing in kitchen, master bath, powder room, utility room and secondary baths
- New electrical subpanel and new electric in kitchen, powder, master bathroom and secondary baths. All others updated
- New HVAC equipment including one new AC unit and furnace, two new digital thermostats and all new duct work
- Two sets of new double-paned French doors in family room and kitchen
- New recessed LED lighting throughout most of house and new light fixtures
- New plumbing fixtures and hardware
- New soft close cabinets and drawers in kitchen
- Newly painted interior

#### **EXTERIOR:**

- New roof and gutters
- Fully fenced back yard, new landscaping front and back
- Full yard sprinkler system
- New exterior door to garage
- Newly painted exterior
- New front light fixtures
- New concrete patio and partial driveway
- Automatic gate

#### **KITCHEN:**

- New quartzite and quartz countertops
- New tile backsplash
- New large, granite sink with new disposal
- New stainless, microwave and professional grade range and dishwasher
- New vent hood
- Peninsula with breakfast bar
- New dual temperature wine refrigerator
- Custom built-in pantry with shelves and pull out drawers
- Quiet close cabinets & drawers with under cabinet lighting
- New designer pendants
- Glass front cabinets with lighting in bar
- New recessed LED Lighting
- New solid oak hardwood floor

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Features/Improvements

**FORMAL DINING ROOM:**

- New chandelier
- Gas, wood burning fireplace with new cast stone surround and hearth
- New recessed LED lighting
- Newly refinished solid oak hardwood floor

**STUDY:**

- New recessed LED lighting and new light fixture
- Newly refinished solid oak hardwood floor
- Access to kitchen

**FAMILY ROOM:**

- New pair of double paned French doors with sidelights out to backyard
- New recessed LED lighting
- Wiring for ceiling fan
- New solid oak hardwood floor

**POWDER ROOM:**

- Quartzite countertop
- New, custom vanity with under-mount sink
- New light fixture
- New framed mirror
- New solid oak hardwood floor

**MASTER SUITE (2<sup>nd</sup> Floor):**

- New recessed LED lighting
- Vaulted ceiling
- Balcony overlooking backyard
- New ceiling fan
- Large master closet with ample hanging and storage space off master bath with additional closet off master bedroom
- New carpet

**MASTER BATH:**

- New frame-less glass shower
- New free-standing tub
- New marble countertop
- New vanity with two under-mount sinks
- New cabinets and drawers
- New tile floor
- New recessed LED lighting, light fixtures & chandelier
- New plumbing fixtures
- New framed mirrors

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**BEDROOMS 2 & 3 (2<sup>nd</sup> Floor):**

- New ceiling fan
- New carpet
- One bedroom has direct access to hall bath

**HALL BATH:**

- New frameless glass shower
- New quartz countertops
- New vanity with under mount sink
- New recessed LED lighting and light fixture
- New tile floor
- New plumbing fixtures
- New mirror

**BEDROOM 4 WITH EN-SUITE BATH (2<sup>nd</sup> Floor):**

- New ceiling fan
- New carpet

**EN-SUITE BATH:**

- New, quartzite countertop
- New vanity with under mount sink
- New tub with tile surround
- New recessed LED lighting and light fixture
- New plumbing fixtures
- New tile floor
- New mirror

**UTILITY/MUD ROOM:**

- New cabinets
- New tile floor
- New locker style cabinet with hooks and bench below with cubbies
- New recessed LED lighting
- New solid oak hardwood floor
- Washer and dryer included

For further information, please contact  
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