

Features of 6625 Westchester Ave.

- Original homeowners
- Original high-quality hardwood floors refinished downstairs with attractive stain in 2017
- 2 gas lights at front entry
- 2 wood-burning/gas log fireplaces - in family room and primary bedroom
- Updated bathrooms in main house
- Freestanding Victoria and Albert bathtub in primary bathroom
- Remodeled 2 guest bathrooms upstairs May 2015 with marble showers
- New Orleans-inspired backyard with pool, garden fountain, 3 gas lights and hand-thrown brick
- GAF Country Mansion Designer Lifetime shingles with 50-year roof installed 2006. Transferable warranty to new homeowners for 2 years after ownership change
- Separate pool room/office behind the garage with kitchenette and full bath. Quiet atmosphere with great view of pool and foliage.
- New Mitsubishi Mr. Slim AC/heater installed in pool room/office June 2019
- Exterior painted August 2021. Stucco surfaces painted with Benjamin Moore Elastomeric Stucco paint
- Stucco renovated July/August 2021
- Stucco renovation has a 1-year transferable workmanship and material warranty from ERS
- Much of interior painted September 2017
- Bose sound system with cube speakers
- Phantom Screens retractable screens for backdoor and 2 pool room/office French doors
- Double pane windows throughout the house
- Windows and glass panes in doors protected by impact resistant film with solar, thermal and UV protection
- New Weather Shield windows double pane low E with argon gas installed 2006
- 3 sets of Weather Shield French doors in primary bedroom with double pane Z-e-shield SafeGuard glazing system with impact resistant glass, multiple layers of low E coating and argon gas installed November 2013
- 2 separate attic spaces - each with generous wood-covered floor space for storage
- LeafProof gutter cover system installed 2001
- Indoor plantation shutters
- Selection of exterior shutters stored onsite

- Toto toilets throughout the house
- Moonlight tree light in backyard
- Kitchen renovation fall 2009
- FloodStop by OnSite PRO Leak Detection and Automatic Water Shut-off System for both water heaters
- AC condensate drain pan overflow shut-off switch for both AC units
- Rigid metal ductwork supplying most of the house
- South fence replaced 2015 with double faced fence
- North fence replaced 2010
- Pool room/office completed in February 1991
- Swimming pool installed May 1991
- Pool replastered January 2005
- Acrylic block windows over bathtub in primary bathroom installed May 2000
- New HVAC systems installed 6/21/2021 - American Standard factory matched 14 SEER HVAC 3-ton and 4-ton systems with new furnaces also.
- HVAC systems warranties to be registered in the name of the new owners with warranties including: 10 year condensers, 10 year coils, 10 year furnaces (all parts) and 20 year heat exchangers warranties with 1 year labor
- Insinkerator Evolution kitchen disposer installed August 2009
- Asko dishwasher installed November 2007
- Marvel beverage center in wet bar installed October 2017
- Sub-Zero 661 refrigerator installed November 2007
- Jenn-Air gas downdraft cooktop installed September 2009
- Dacor microwave installed November 2007
- Dacor wall oven installed November 2007
- Speed Queen washer and dryer installed December 2012 (owners will keep these)
- Rinnai RH180 Hybrid Tank-Tankless water heater for main house installed September 2014. 10 year heat exchanger warranty expires 9/24/2024
- State water heater for pool room/office installed September 2007
- New aluminum attic stairs in main house installed June 25, 2021
- Smoke/heat detectors updated July 21, 2021 with monitored system and interconnected backup system.
- Electric system upgrades July 5, 2021
- FEMA flood insurance renewed until 07/15/2022