

**1322 24<sup>th</sup> Street Improvements and Updates**

1. All original windows were repaired with additions of new chain pulleys and weights; now fully functional.
2. Interior- Previous drywall removed to original shiplap; new sheetrock applied.
3. New insulation to back bedroom and front bedroom.
4. Interior- Painted with gallery finish (Farrow & Ball Wimborne White paint).
5. Replicated and restored original baseboards and door frames.
6. Replicated and restored original Victorian-style rosette trim plinth block door moldings (Farrow & Ball Wimborne White paint)
7. New custom crown moldings added. (Farrow & Ball Wimborne White paint)
8. Restored all original transom windows; now fully functional.
9. Restored original hardwood floors (red pine; matte Bona water-based poly).
10. Original Interior doors restored (stripped & sanded).
11. Custom new bedroom window treatments (Cordlock, lined & interlined).
12. Fully renovated bathroom (new brass fixtures, marble tile floor, tub, marble tile custom shower niche with adjustable custom safety-glass shelving, carrara marble sink, new wall tile, wall mounted toilet, and mirror)
13. New sound insulation added to interior bathroom walls.
14. New light fixtures and remote-controlled fans (including a Big Ass fan in the living room).
15. Tankless water heater (2021).
16. Updated all plumbing to pex.
17. Smart lock on front door.
18. New traditional clear glass cabinet knobs and oil-rubbed bronze drawer pulls in kitchen.
19. Hardscape in front of house (weed barrier & rock application).
20. New backyard fence on property line
21. New LG refrigerator 2021 (French door with bottom freezer; water & ice dispenser)