

1108 East 16<sup>th</sup> Street

## Features

### Historic Features

- Original restored hardwood floors in original part of house.
- Reclaimed and restored hardwood floors in the new addition to match original floor.
- Original refurbished interior doors with original hardware.
- Original refurbished shiplap accent in peninsula.
- Original wood trim around doors and windows and baseboard in original house.
- Reclaimed and restored exterior wood siding used on addition to match existing siding.
- Accent shelves made from reclaimed 3 inch beams.
- Front room buffet made from original cabinetry doors and hardware.
- Original fully refurbished windows in the original part of the house. Both bottom and top sashes fully functional.
- Original "phone booth" found in house restored and reused in front room.

### New Features

- New +/-1000 square foot addition – Kitchen, master suite, bedroom, utility, bathroom.
- New garage / entertainment area.
- All new electrical service, including, wiring, breaker panel, breakers, plugs, switches and fixtures.
- All new plumbing, including piping from street, vents, drainage, tankless water heater and fixtures.
- New sewer line from house to street.
- New French drain system from back yard to street.
- All new heating and air conditioning system.
- New brick walkway sidewalk at entrance.
- New brick walkways and patio at garage.
- New concrete drive way and concrete garage floor.
- Fully sodded yard, front and back.
- Landscaped front and side flower beds.
- New sheetrock throughout house.
- New steel bathtub in secondary bathrooms.
- New subway tile floor to ceiling in kitchen banquette.
- New ceiling fans throughout.
- New under cabinet lighting in kitchen.
- New kitchen appliances.
- New wood trim around windows and doors in addition remanufactured to match original trim in house.
- New double pane windows in house addition.
- New double vessel vintage style kitchen sink.
- New 30 year composite roof.

House foundation fully leveled.

New insulation throughout addition walls, attic and underneath house.

Pier and beams under house repaired and replaced as needed.

New electric gate with solar powered opener at driveway.

New quartz counter tops.

New cabinets – kitchen, dining, master bath and secondary bathes.

New craftsman style solid hardwood front door.

## **Custom features**

Historic accent wallpaper in front room on wall.

Custom designed indoor/outdoor garage.

Indoor/outdoor garage built with premium stained wood ceiling.

Indoor/outdoor garage built with custom roll up garage door.

Garage walls finished and painted with bottom portion of walls water resistant.

Brick walkways and patio re-enforced with solid concrete substructure.

Walk in pantry with custom platter shelf and wine refrigerator.

New kitchen cabinets with soft close hardware.

Custom designed porch railing.

Historically correct chrome plumbing fixtures throughout.

Oversized and custom built out closets in all bedrooms.