

1409 22nd Street

Features and Highlights

Structural / Layout

The home began as an awkward 2 bedroom, 1 bathroom home. We completely redesigned the interior and added and changed square footage to arrive at a 1650 sf 3 bedroom, 2 1/2 bath, with a proper new front porch and new 250+ sf covered back deck. All structural work was properly permitted with the city and completed under the direction of a structural engineer. The roof is a brand new 30-year architectural shingle, completed with a windstorm engineer and holding a WPI-8. We also replaced all the windows with Jeld-wen and Showcase impact windows - permitted and windstorm-approved and WPI-8 certified. The front door is an antique that was stripped of several layers of old paint, put in a new weather-stripped jamb, and newly installed. There is insulation in all the interior walls, privacy insulation in the bathroom walls, and blown-in insulation in the attic. And then we installed all new Sheetrock.

HVAC

The house has a brand new 5-ton Rheem central HVAC system with all new ductwork, new gas furnace, and new condenser. Vent hood vents to the outside.

Plumbing

The house has been completely replumbed - supply lines, waste lines, main line from the city, and sewer line. New tubs and showers and sinks and faucets and hose bibs throughout the property. New gas tankless water heater in attic. Completely repiped for gas service, with all the proper valves, and brand new gas meter.

Electrical

Completely rewired - including all branch circuits. Brand new panel box and main wire. All new grounded outlets. All new switches - every possible dimmable fixture has a dimmer. All lighting is either new or rewired antiques. Undercabinet lighting in kitchen. Much care taken to add thoughtful outlets - double outlets beside bed area in owners suite, outlets in pantries, outlets in all closets, outlets in storage room. We also added a wired doorbell, so a future owner can easily convert to a doorbell camera.

Other Stuff

We thoughtfully worked on this house for 9 months. We installed reclaimed varying-width oak floors in the house where the original pine couldn't be saved (which is most of it). The kitchen features custom cabinetry, a 10+ foot island, 36-inch commercial-feeling range, quartz countertops, and a brass bridge faucet. We installed a 3-zone, independently controlled bluetooth sound system. All the doors in the house are professionally re-jambed antiques. The door hardware is all restored antiques that work properly. We installed reclaimed wood walls in a few areas of special impact. Made an antique beadboard vent hood. Made a cabinet for the primary closet that includes antique beadboard doors. All the doorways and windows got a Craftsman-style wood-wrap. Baseboards are solid wood. We also made the custom fish railings and oar-shaped handrails on the porch. Everything interior and exterior got lots of good prep and thick paint. There's more of course but these are the biggest highlights.