

**1408 Bonnie Brae  
Update & Feature List**

- 1) Opened up entire living room/kitchen space with wall/brick removal (2020)
- 2) Replaced heater with tankless water heater (2020)
- 3) Custom cabinets and kitchen island (with new soapstone), copper backsplash in kitchen (2020)
- 4) Custom banquette w/storage space and custom cushions in dining room (2020)
- 5) Custom shelving and desk in back office (2020)
- 6) New tile flooring of back office (2020)
- 7) New water piping/electrical wiring throughout (2020)
- 8) Renovation of downstairs bathroom including new tiling, toilet, sink (2020)
- 10) Custom cafe curtains for office, front window of living room, and kitchen (2020)
- 11) Italian chandelier in living room (2020)
- 12) Floor-ceiling length designer curtains in foyer (2020)
- 13) Repainting/polishing of entire original wood floor of upstairs and downstairs (2020)
- 14) Renovation of upstairs bathroom including new bathtub, tiling, stone, toilet, cabinets, lighting (2020)
- 15) Custom lighting in kitchen/office
- 16) Renovation of walk-in closet in master bedroom (2020)
- 17) Scalamandre wallpaper in secondary bedroom (2020)
- 18) Lacanche Cluny 1400 stove with custom hood (2020)
- 19) New exposed beam ceilings downstairs (2020)
- 20) New foam insulation under 1st level floor (replacing the old fiberglass) (2020)
- 21) New backyard deck (2020)
- 22) New pool piping, filter, and landscaping
- 23) Dolphin Nautilus pool cleaner
- 24) New HVAC within last 5 years (previous owners)
- 25) New resurfacing of the entire pool (2019) (previous owners)

\*Per Seller