

2620 Avenue M 1/2 Features and Highlights

- New wiring including new panel box and service wire**
- All new custom lighting and fans**
- New plumbing (piping, drain, waste, and venting) including new city sewer and water lines. Water lines are PEX and home has a new gas tankless water heater**
- New bathroom vanities , faucets, tubs, and sinks**
- New HVAC system including 4 ton condenser, all new ducts and registers and vents, new gas furnace, and Ecobee smart thermostat**
- Custom bespoke kitchen cabinets with custom vent hood, antique glass cabinet, under/ over cabinet lighting**
- New stainless appliances with pro style gas range**
- High-end, thick quartz countertops in kitchen**
- Reclaimed and professionally refinished solid oak floors throughout -Primary bath has marble flooring**
- New solid wood interior doors with functioning reclaimed antique hardware**
- Custom transoms over interior doorframes, including brass latches and transom chains**
- Custom matchstick blinds on all windows**
- Solid wood trim throughout**
- Original shiplap walls/ceilings**
- Generous closets and in-house utility room**
- Stripped and refinished antique front door with tempered Everglade patterned glass**
- New, professionally-engineered foundation high above flood plain**
- New, professionally-engineered 200sf back deck**
- New roof installed in December 2021 with WPI-8 Certificate**
- R-38 blown-in attic insulation added July 2023**
- Fresh paint inside and out**

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