

## Renovations & Upgrades at 612 Marshall Street

All work done in spring-fall of 2019:

- Completely replaced all plumbing with all PEX lines.
- Put in a new sewer line from house to main sewer.
- New roof with Solar Guard insulation in attic.
- All Windows replaced with highest energy efficiency rating.
- One new American Standard 5 ton HVAC system including heater in attic (the smaller system was three years old at the time of purchase).
- Built new two car, spacious garage with additional attic storage space.
- Installed new driveway and pavers in the garage area.

Landscaping:

- Installed total house sprinkler system.
- Installed all new landscaping and fencing including and electric wrought iron gate.
- Installed new steps for both the front and back door with lighting inside each step..
- Installed all new outside lighting and landscape lighting.
- Installed large black fiberglass planters in front of house and one in the back of house with irrigation lines installed in each planter.
- All planters are included with the house, if desired.

Other Areas:

- Added a new beam under the kitchen sitting room.
- Installed a moisture barrier under the house with fans which come on automatically when humidity reaches a certain percentage.
- There are Ring Cameras installed all around the perimeter of the house and behind the garage.
- The house is wired and ready for an alarm system.

Inside the house:

- Completely redid all floors and added all new hardwoods upstairs.
- Redid the existing staircase, keeping the historic design and added new matching risers and treads.
- Added wired internet access points throughout the house.
- Prior owner put in stereo speakers that these owners updated and are throughout the downstairs.
- The entrance chandelier, the master bedroom chandelier are both antiques purchased at Brown Antiques. The other light fixtures are all Visual Comfort.

The Kitchen:

- The sink is a custom made to order sink made in Canada by Julien
- The kitchen faucet is a Rohl.

- All the appliances are top of the line Thermador, including the warming drawer, double ovens, six burner stovetop, vent-a-hood, refrigerator and dishwasher.
- Backsplash is from Ann Sacks as are the tiles in powder room floor and some of the primary bath shower.

#### Other Rooms:

- Dining room and guest bathroom wallpapers are both Morris & Co from England in keeping with the period of the house.
- Primary Bedroom and Bath with master coffee bar with an under counter Perlick refrigerator, and a hidden microwave in the cabinet above the counter.
- The faucet is Newport brass as is the faucet in the bar downstairs.
- The primary bathroom features two shower areas and Ann Sacks decor tile.
- The toilet is a fully functional bidet toilet by Axent from Ferguson. Lighting fixtures are from Visual Comfort.
- All Hardware is DXV from Ferguson.
- The Laundry room has a large, top of the line Maytag washer and dryer that are included with the house.