

Improvements & Upgrades

1023 N 49th St | Wallingford

Purchased by current owners in 2001, the home has undergone a substantial transformation and modernization. The property was converted from a duplex into a single-family residence, with roof raised to create an expanded upper-level featuring the primary suite, an additional bathroom, and increased living space. Main-level layout was also reconfigured around the family room and stairwell to create a more open and functional flow. Plumbing and electrical systems were updated, and most of the windows were replaced. The original leaded-glass windows were intentionally preserved for their distinctive character and design appeal. An architect and professional designer were engaged for the project, and all appropriate permits were obtained.

Major Systems & Utilities

- New high-efficiency furnace and air-conditioning system — 2025
- New roof — late 2025
- New sewer line (liner) — 2024
- Water heater replaced — 2020

Kitchen & Appliances

- Brand-new oven, range hood, faucet — never used
- Refrigerator replaced — 2023
- Washer and dryer replaced — 2023

Interior Improvements

- New primary bedroom windows — 2026
- New primary bedroom balcony door — 2024
- Basement updated with an added shower and new sink — 2019
- Family room and kitchen windows feature UV-protective film

Exterior & Landscaping

- New fence installed — 2020
- Garage door replaced — 2011
- Rain-sensing sprinkler system to help prevent watering during rainfall
- Paver and landscaping improvements completed throughout the years



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