

# 465 East State Street

## Main House

### Kitchen

- Custom cabinetry designed and built by Mike Cline at Jarrett Vaughan
- Quartz countertops by Colonial Marble & Granite (Spectrum Regal product line)
- Walk-in pantry
- Insideast unlacquered brass kitchen fixtures (Morocco-made):
  - Brass Bridge Faucet, Model VSB02, lever handle (replaced January 2026 with Insideast Heritage unlacquered brass kitchen bridge faucet, 8" with sprayer/lever)
  - Authentic brass kitchen sink strainer, 3-1/2"
  - Brass sink sprayer, Model ISF45
- Kitchen sink: Kohler
- Floors from reclaimed barn siding

### Kitchen Appliances (delivered August-November 2022, Kieffers Appliances)

- **GE Monogram 30" Advantium Oven** (stainless), Model ZSB9132NSS
- **GE 36" Counter-Depth French Door Refrigerator** with bottom freezer and internal dispenser (stainless), Model PWE23KYNFS
- **GE Monogram 36" Pro-Style Gas Range, 6-burner** (stainless), Model ZGP366NTSS
- **GE 36" Custom Hood Insert, 600 CFM** (stainless), Model UVC9360SLSS
- **Bosch 500 Series 24" Dishwasher** (stainless steel, recessed handle), Model SHPM65Z55N, 44 dBA, AutoAir dry, flexible 3rd rack, 16 place settings (installed October 2022)
- **GE 30" drop-down door microwave** (delivered September 2022)
- **LG 4.5 cu. ft. Front Load Washer** (white), Model WM4000HWA
- **LG 7.4 cu. ft. Smart Wi-Fi Front Load Electric Dryer with TurboSteam** (white), Model DLEX4000W

### Primary Suite

- Custom oak vanity built by Mike Cline at Jarrett Vaughan, oak shelves, matte plain stain coat finish
- Vanity countertop: HIMAC solid surface (flush edge, no lip)
- Sinks (x2): **Kohler K-20000 Caxton undermount**
- Faucets (x2): **Kohler K-T14413-4 Purist** wall-mount, 8" widespread, lever handles, 1.2 gpm

- Toilet: **Kohler K-3810 Santa Rosa** one-piece compact elongated, 1.28 gpf, Comfort Height
- Shower: **Kohler Rejuvenation Connor** pressure-balanced shower set with handheld
- Shower head: **Kohler Rejuvenation Round Contemporary**
- Zellig tile

## Hallway Bath (Second Floor)

- Sinks (x2): **Kohler K-20000 Caxton undermount**
- Faucets (x2): **Delta 35849LF-BL**, matte black
- Shower kit: **Delta 144749-BL**, matte black
- Toilet: **Kohler K-3810 Santa Rosa** one-piece compact elongated, 1.28 gpf, Comfort Height
- Tub: **Hydrosystem alcove tub**, 66x30, three-sided flange, custom-built in Georgia (Grove Supply, delivered November 2022)

## Third Floor

- Newly added private bedroom and bathroom

## Door & Cabinet Hardware

- Door hardware: **Emtek French Antique Brass** throughout
  - Keyed Providence Knob with Regular Rose, Item EMT-300690
  - Low Profile Single Cylinder Deadbolt, Item EMT-303729
  - (MyKnobs order MYK-2808869, August 2023)

## Building Systems

- **Roof:** GAF Camelot II Weathered Wood / Weathered Timber + GAF Timberline UHD with Dual Shadow Line (mid-January 2023, Marvic Supply)
- **Windows:** Andersen, ordered July 2022, installed late November 2022 (Marvic Supply)
- **HVAC:** Two-zone high-velocity heat pump system with natural gas backup; same systems handle cooling (Garner Heating & Cooling, December 2022 - mid-2023)
- **Gas conversion:** PECO natural gas line installed November 2022, replacing prior oil heat
- **Plumbing:** including water softener and hot water recirculation
- **Electrical:** Lutron smart switches throughout
- **Blinds:** Lutron smart blinds in master bedroom
- **Water heater:** Installed 2022-2023 during renovation
- **Shutters:** Timberline
- **Gutters:** Gutter Helmet by Lednor Home Solutions (October 2024)

## Exterior

- Bluestone patio, dry-laid on crushed stone bed (Giacobbe Masonry, 2024)
- Granite steps with bluestone landing
- Stone retaining wall (Giacobbe Masonry, 2024)
- Sump pump line drilled through foundation, rerouted to underground drainage basin that also collects gutter discharge (2024)
- Award-winning gardens designed by Jerry Fritz of Linden Hill

## Living Room

- 9-foot walk-in fireplace with **Hearthstone Manchester wood-burning stove** (installed September 2023, Newtown Fireplace Shop): custom black heat shield, Ventis double-wall venting converted to insulated liner, chimney swept and lined to code

## Outdoor Features

### Pool

- New pool cover installed 2025
- New pool heater (gas-fired) installed April 8, 2024 (Big Splash Pool Service)
- New pool filter installed May 15, 2023 (Big Splash Pool Service)
- Currently serviced by Merman Swimming Pool Services

## Sewer Approvals (transferable)

- Public sewer connection approvals secured through Doylestown Borough and VW Consultants (July-August 2024)