

Property Improvements – 125 Claflin Street, Belmont, MA

Over \$400,000 in improvements, renovations, and upgrades since 2017.

Below is a comprehensive list of updates:

2018 – Major First Floor Renovation

Complete renovation down to the studs, creating an open and modern layout.

- **Kitchen:**
 - Walls removed to create a spacious, open-concept layout.
 - Custom white wood cabinetry with glass doors, toe-kick heaters, decorative moldings, and bookcases built-in.
 - Quartz countertops with porcelain subway tile backsplash.
 - 9' blue-gray island with turned legs and pendant lighting.
 - Thermador gas cooktop with custom wood vent hood; double wall oven.
 - Shaw porcelain farmhouse oversized sink beneath double casement windows.
 - High-end Bosch stainless steel appliances.
 - Stained, perfectly matched hardwood floors.
- **First Floor Bathroom:**
 - Carrera marble flooring with Anne Selke Flora Barely Blue porcelain wall tile.
 - Full walk-in shower with glass doors.
 - Wall-mounted porcelain sink.
- **Second Floor Bathroom:**
 - Carrera marble basket-weave radiant heat flooring.
 - Full tub with gray porcelain subway tile surround.
 - Pedestal sink.
- **Dining/Living Area:**
 - Dining room created and seamlessly integrated into open kitchen/living room.
 - Vaulted dining room ceiling with oversized geometric chandelier.
 - Added custom built-in bench with bookcases.
 - Installed new woodwork with crown molding throughout the first floor.
 - Sliding glass doors added opening to a new custom-built Azek deck.

- **Additional Interior:**
 - Entire home freshly repainted; hardwood floors beautifully refinished.
 - New carpeting installed in the third-floor bedroom and stairway.
 - **System & Utilities:**
 - **Electrical:** Entire electrical system fully replaced and updated (200 AMP main-panel and sub-panel).
 - **HVAC:** New two-zone gas HVAC system with air handlers and dual compressors.
 - **Heating/Water:** Weil-McLain gas boiler with hot water system.
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2017 – Exterior & Structural Updates

- Installed new construction, energy-efficient windows including a new oversized front window (Anderson 400 Series, wood, double-pane).
 - Resided exterior with durable Tru-Exterior siding and Azek trim.
 - Roof fully stripped and re-shingled with 30-year GAF shingles.
 - Rubber roofing replaced.
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2018 – Additional Upgrades

- Constructed new rear retaining wall in backyard.
 - Installed new vinyl fencing with gate in backyard.
 - Added professional landscaping and full irrigation system.
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2019 – Garage Renovation

- Garage striped and resided with Hardy Plank siding.
 - Installed new garage windows.
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2025 – Water Quality Upgrade

- Kitchen reverse osmosis filtration system added to further enhance the home's already excellent water quality.