

## Improvements to 125 Claflin Street, Belmont MA

- 2018      Entire first floor was 100% gutted down to the studs - the whole 1st floor was renovated
- Kitchen – all existing partitions removed to accommodate new kitchen layout
- Custom white wood cabinets – solid wood and glass doors – toe kick heaters
- Beautiful moldings above and bookcases built in
- Quartz countertops and porcelain subway tile backsplash on north wall
- 9' blue gray island with turned legs with three glass pendant lights
- Thermador gas cooktop with custom wood vent hood – double wall oven
- Shaw porcelain oversized sink – double casement window over sink
- High End Bosch SS appliances
- Stained perfectly matched hardwood floors
- Rear custom mudroom – to driveway/garage and rear yard with awning window
- Insulated 9 panel rear door
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- 2018      New first floor bathroom      Carrera marble flooring and Anne Selke Flora  
Barely Blue Porcelain wall tile      Wall mounted porcelain sink.
- Full walk-in shower w/glass doors
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- Second floor bathroom      - Carrera Marble basket weave radiant floor tile
- Full tub with Porcelain subway tile surround for shower – Pedestal sink
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- 2018      Incorporated dining room into open floor plan kitchen/living room
- Vaulted ceiling with oversized modern Geometric chandelier

Sliders walk out to wood patio

House repainted and new and refinished flooring throughout

2017 Windows New construction 1<sup>st</sup> and 2<sup>nd</sup> floor – Anderson wood double pane 400 Series

Front oversized window – new woodwork and crown molding

Custom built in bench with bookcases

New insulated front door in wood with glass view above

2017 Resided house with Tru-Exterior siding. The trim is all new Azek trim.

2017 Strip existing roof

Re-shingle with 30-year GAF roofing

Rubber roofs (2 bedrooms) replaced

2017 All exterior updates (roof, windows, siding) were completed

All exterior updates (roof, windows, siding) were completed at the end of 2017

2018 Replace rear retaining wall- raised bed – new vinyl fencing with gate

Professional landscaping and new irrigation system added in 2018

2019 Garage: Strip and Replace Siding Hardy Plank including new added garage windows

Systems: Weil-McLean Boiler x gas HW off boiler

New HVAC – Air handlers 2 zone x gas (Nest thermostat on main floor)

One in basement and one in attic New Compressors

Town of Belmont - Municipal water (2) meters

New irrigation system added in 2018

Reverse Osmosis water treatment for potable water

Electric: All of the electrical is new and updated in 2018 during renovation

Main panel and sub panel – 200 AMP in basement