

365 Toilsome Hill Road

List of Features and Improvements

Owners invested approximately \$300,000 in renovations, including structural and energy-efficient upgrades

Main Level:

Heated limestone floors in the kitchen, bathrooms, and other key spaces

3 Working fireplaces (2 wood burning, 1 gas)

Tin Ceiling in the Formal Living Room

Aga Gas Range in the Kitchen

Second Floor:

Primary suite was fully reconfigured:

- Redesigned entrance and improved layout.

- Dual-sided closets, expanded bedroom space.

- Stunning spa-like bathroom with steam shower, multiple shower heads, heated tile, and a large soaking tub.

- New high-efficiency HVAC system independently services the suite.

Designated Instant Hot Water

Towel Warmer

Basement:

Space for gym and storage areas

Features a high-capacity washer/dryer

Houses a tankless water heater with recirculating loop—cost \$12,000 and provides instant hot water to the primary bedroom suite

Additional hot water tank, 2018

Exterior & Mechanical Systems

The roof is slate, replaced ~20 years ago, expected to last 100 years.

3 new A/C condensers, 2025

Newer Anderson 400 windows throughout the home, 2005

Outdoor woodburning fireplace with separate pizza oven