

FEATURES AND IMPROVEMENTS – 2400 EAST LOUISA STREET

Hardie Plank® Smooth Lap Siding – Color Plus® Technology, AZEK historical trim at exterior windows, exterior doors, kitchen volume, stair landing fascia and soffits

All new electrical throughout and new electrical sub-panel

Low-voltage electrical panel with CAT5E wiring

All new plumbing (PEX); New water main line to water meter

Level 2 electric car charger installed in garage

New high-efficiency furnace

New Air-Conditioning until installed spring 2025

New Euroshield rubber tile roof (limited lifetime warranty) and new roof vents, Euroshield limited lifetime roofing (transferable warranty), www.euroshieldroofing.com

New copper gutters with clean-out and squirrel cages installed in 2022; will eventually patina to a green/copper finish

Mutal Materials Retaining wall, double hedges, lawn and garden area

New outdoor stairs - Pennsylvania Blue Stone and Dasso XTR Decking

Custom Steel Corten Mailbox

Urban Electric light fixture at front door

Custom Designed front door – one of a kind

Locally made solid wood Carriage Doors at garage; restored opening in garage to original height for architectural integrity.

Bronze door hardware by Rocky Mountain Hardware at exterior doors and carriage door.

Original wood windows have been re-glazed.

Shaw Flooring oak wood floors - commercial grade

New subfloor at main and upper floors

Farrow and Ball Paint throughout

Soapstone surround at fireplace

New historically- accurate leaded glass doors from living room into study

New Marvin casement windows and Simpson solid wood Dutch-door in kitchen

Authentic Noguchi pendant over dining table

Authentic Lindsey Adelman Terrarium Pendant over kitchen island <https://lindseyadelman.com/tr0301>

Carrera Marble Island with Bocci outlets Soapstone counters and backsplash

MAIN FLOOR KITCHEN: Sub-Zero refrigerators; Bluestar 36" gas range; Cafe Collection Dishwasher

Waterworks Kitchen Plumbing Fixtures including pot-filler and hammered bar sink (wet bar)

Urban Electric custom wall sconces (3) in garden

Waterworks Plumbing Fixtures in Powder Room, including claw-foot tub

Gucci Wallpaper in Powder Room

Kelly Wearstler light in Study

Elfa closet interiors on main floor and top floor

Vaulted ceiling Primary Suite with en-suite bathroom and walk-in closet

Waterworks plumbing fixtures in the bathroom, including digital shower thermostat; radiant heated floor in primary bathroom

New Simpson solid wood exterior door at back of house and Yale digital lock

All new Marvin windows on top floor, historically accurate

Lower level (ADU) kitchen upgraded; heated floor area at kitchen

New fire-door to garage at lower floor

New concrete floor topper at lower floor

Watermark plumbing fixtures in lower floor bathroom

Fully furnished Airbnb (branded Montlake House) with furniture from CB2, RH, Anthropologie, and Design Within Reach; Dishes from Apilco, Flatware from Kate Spade

Rockwool insulation between ceiling at lower floor and floor above

Rockwool interior wall insulation sprayed into cavities during siding renovation

Upgraded attic access and lighting

Security wall safe

Nest security cameras, thermostat, and digital entry at back door

Basalt gravel in garden

Plumbed outdoor gas fireplace

New outdoor kitchen, plumbed for 32" gas grill

Aquor stainless flush-mount water hydrants and front and sides of house

App-based irrigation system for hedge

New low-voltage landscape lighting around house

WINDOW COVERINGS:

Restoration Hardware Heavy Textured Belgian Linen Drapery at living and dining Nordic Knots wool curtains in Study/Bedroom

Nordic Knots sheer and blackout curtains in two upstairs bedrooms