



ALLISON ZIEFERT
REAL ESTATE GROUP



11 KENDAL AVENUE



UPGRADES & IMPROVEMENTS

Outdoor and Exterior

- Replaced deck with a custom mahogany deck (2020); refinished (2024)
- Exterior and shutters painted (2023)
- New paver patio
- New chimney cap and flashing
- Upgraded in ground sprinkler system
- Expanded and regraded back yard
- Planted 15 plus evergreen trees in backyard to provide privacy along East Cedar corner
- Added perennials and shrubs in front and backyard
- Installed exterior no frost hose bibs
- Installed in ground exterior lighting in front and backyard
- Installed automatic security lighting along side of house, back yard, garage and deck
- Installed new portico over front door entrance
- Repaired and leveled front entrance and exterior stairs
- Replaced the concrete walkway with a bluestone entrance walk
- Wooden backyard fence and gates



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Interior

- Kitchen island repainted (2026)
- New stair runner (2026)
- New butcher block extended island counter top with room for extra seating (2026)
- Replaced the air conditioning unit coil in the air handler (2023)
- New Miele dishwasher (2022)
- New carpet in basement (2021)
- Built bar area, glass-front cabinets, and a built-in wine and beverage refrigerator (2020)
- New overhead LED lighting throughout the first floor (2020)
- Refinished hardwood floors throughout (2019)
- Refurbished and repainted kitchen cabinets, millwork and island; refurbished interior hardware; replaced pulls (2019)
- New Speed Queen industrial top-load washer and dryer (2019)
- Installed a security system
- New vinyl flooring in the basement office/gym
- New built-in shelving in the basement laundry room
- Refurbished and reglazed original 6 on 6 double sash windows throughout the house, including chains and reglazing
- Expanded primary bedroom closet and installed custom closet shelving in the primary bedroom closet and upstairs bedrooms
- Installed custom Roman shades in the primary bedroom and sunroom, and in the first-floor bedroom. Installed custom room-darkening shades in the second-floor kids' bedrooms. Installed new window treatments throughout the house
- Renovated powder room with wainscoting, a new faucet, new lighting and new wallpaper.
- Renovated the first-floor bedroom en suite bathroom, installing new tile floor, new faucets and showerhead, new hardware, new shower door rolling hardware, and fresh paint.
- Renovated the second-floor hallway bathroom with subway tile, wainscoting, a new sink, new hardware, new lighting, paint
- Custom wallpaper in dining room, sun room and front door entrance
- New front door and storm door
- New garage door with an automatic opener
- New medicine cabinets, overhead lighting and rain shower heads in primary bathroom
- Replaced the flue damper