

# PROPERTY amenities

5 0 4 P O R L I E R S T R E E T | A S T O R H I S T O R I C D I S T R I C T

## PROPERTY DETAILS

YEAR BUILT: 1898

BUILDER: Joseph Servotte

ROOF: Asphalt 2018 (All Layers Removed)

GARAGE: Prior Chauffeur Carriage House | 2-Stall | Storage Shelving | Plumbed Gas and Water | Room with Door to Outside and to Garage

EXTERIOR: Full Removal of Exterior Paint and Painted 2025 | Established Landscaping | Mature Perennial Continuous Blooming Flower Gardens | Herb Garden | Solar Landscape Lighting | Basketball Hoop | Porte-Cochere | Invisible Pet Fence and Control Box | Cellar Doors Builco Metal Doors

WINDOWS: Original | Beveled Leaded Glass | Replaced Windows are Pella

WINDOW TREATMENTS: Custom Made (Included)

MILLWORK: De Pere Cabinets | Mid-State Supply

MECHANICALS: HVAC: 2-Zones Buderus Boiler Heat 2005 | AC 2025 | Water Heater 2022 | Sump Pump 2026 | Backup Sump Pump

APPLIANCES: SS Jenn-Air Gas Range/Oven 2016 | Refrigerator 2016 | Dishwasher 2020 | Sharp Microwave 2016 | Beverage Refrigerator

ACREAGE: .5

SQUARE FOOTAGE TOTAL: 4,472 | Main Level 1,575 | Second Level 1,562 | Third Level 1,335 | Lower Level 1,500 Unfinished

BEDROOMS: 5

BATHROOMS: 4 Full | 1 Half

## PROPERTY FEATURES

Meticulously Restored and Thoughtfully Updated by Chris Vosquil with PRK | Full Renovated Kitchen and Primary Bathroom | Many Original Features Throughout Home | Quarter Sawn Oak Millwork and Banister | 10" Baseboard Throughout | Mostly Original Maple and Some Pine Hardwood Flooring | 10' Ceiling on Main Level | Several Areas to Gather Throughout Home | Walking Distance to Restaurants, Shopping Dining and Fox River Trail

## INCLUSIONS | EXCLUSIONS

**Inclusions:** Porch Furniture | Kitchen Appliances | Washer and Dryer | Basketball Hoop | Garage and Lower Level Shelving | Large Mirror in Great Room | Screens and Screen Doors for Front Porch (Needs to be Fitted)

**Exclusions:** Personal Property | Chickens and Coop | Artwork | TVs

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## VESTIBULE

- Original Tile Flooring
- New Screen Door
- Original Door with Leaded Beveled Glass Sidelites
- Main Staircase to Upper Level with Original Leaded Beveled Glass Window
- Vintage Light Fixture
- Cased Opening to Front Sitting Room

## FRONT SITTING ROOM

- Large Triple Window Overlooking Front Porch
- Cased Opening to Dining Room & to Great Room
- Vintage Light Fixture
- Crown Molding
- Hardwood Flooring

## GREAT ROOM

- Original Wood Burning FP in Working Condition with Original Tile & Paneled Wall Surround
- Original Wood Paneled Walls (Secret Compartment) & Ceiling
- Large Bank of Corner Windows
- Original Light Fixture and Scones
- Large Bank of Side Windows
- 2 Large Cased Openings to Front Sitting Room & Dining Area
- Hardwood Flooring

## FORMAL DINING ROOM

- Paneled Wainscoting
- Original Light Fixture
- Door to Storage Area (Old Coal Chute)
- Crown Molding
- Cased Openings to Sitting Room & Great Room
- Walkway to Kitchen
- Hardwood Flooring

## BACK HALL

- Extended Cabinetry Area w/ Beverage Refrigerator/Coffee Station
- 4 Locker Areas w/ Storage Above & Below
- 2 Exterior Doors w/ New Storms
- Crown Molding
- Back Staircase
- Vintage Light Fixtures
- Hardwood Flooring

## KITCHEN

- Renovated in 2015
- Window Above Sink Overlooking Backyard
- Brick Accent Wall
- To-Ceiling Cabinets with Glass Door Upper Cabinets and Reach-In Pantry Cabinet
- Pot Filler
- Large Soapstone Island with Shipyard Cart Base/Electrical
- 2 Pendant Lights (Restoration Hardware)
- Chalkboard Included
- Soapstone Counters Classic Subway Tile Backsplash
- SS Farmhouse Sink with Window (Pella 2016)
- Built-In Microwave
- Jenn-Air 6 Burner w/Griddle Gas Stove with Warmer Lights/2 Ovens /Pot Filler
- Jenn-Air SS Armoire Refrigerator
- Under Cabinet Lighting
- Crown Molding
- Hardwood Flooring

## FAMILY ROOM

- Off of Kitchen
- Micro-Office Station w/ Desk/Cabinetry
- Large  $\frac{3}{4}$  Wall of Windows with Window Seat/Original Decorative Wood Insert Transom
- Crown Molding
- Hardwood Flooring

## HALF BATHROOM

- Original Pedestal Sink
- 2 Large Windows
- Storage Bank
- Storage Closet (stackable washer & dryer hook-up)
- Crown Molding
- Hardwood Flooring

## UPPER LEVEL

## MAIN HALL

- Wall of Built-In Cabinet Storage
- Period-Correct Light Fixtures
- Original Millwork and Quarter Sawn Oak Banister
- Door to Shaker Balcony
- Swinging Butler's Door Leading to Secondary Staircase
- Door to Staircase Leading to Attic
- Hardwood Flooring

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## PRIMARY BEDROOM

- Two Windows Overlooking Side Yard & Two Windows Overlooking Front Yard
- Wood-Burning Fireplace with Marble Surround & Mantel
- Recessed Art Lighting Above Bed
- Period-Correct Light Fixture
- Wide Cased Opening Leading to Sitting Room (Potential Walk-In Closet)
- Hardwood Flooring

## PRIMARY SITTING ROOM | ENORMOUS WALK-IN CLOSET

- Two Windows Overlooking Side Yard
- Period-Correct Light Fixture
- Wall of Built-In Wardrobe\Reach-In Closet
- Cased Opening to Primary Bedroom
- Door to Primary Bathroom with Decorative Privacy Glass & Vintage Brass Hardware
- Hardwood Flooring

## PRIMARY BATHROOM

- Window Overlooking Backyard
- Fully Tiled Walk-In Shower with Built-In Product Niche, Corner Bench, Frameless Glass Door, Handheld Showerhead, Wall-Mounted Showerhead, & Body Jets
- Oversized Jetted Soaker Tub with Marble Surround
- Built-In Storage Cabinet with Decorative Glass
- Pedestal Sink
- Vintage Mirrored Medicine Cabinet
- Wainscoting
- Decorative Vintage Radiator
- Period-Correct Dome Light Fixture
- Marble Tile Flooring

## EN SUITE BEDROOM TWO

- Two Windows Overlooking Front Yard
- Period-Correct Light Fixture
- 10-inch Baseboards
- Detailed Crown Molding
- Solid Wood Door with Vintage Brass Hardware
- Reach-In Closet
- Hardwood Flooring

## EN SUITE BATHROOM

- Window with Privacy Glass
- Fully Tiled Walk-In Shower with Handheld Showerhead and Built-In Product Shelves
- Subway Tile Wainscoting Walls
- Tile Flooring

## EN SUITE BEDROOM THREE

- Two Windows Overlooking Side Yard
- Solid Wood Doors with Vintage Brass Hardware
- Period-Correct Light Fixture
- 10-inch Baseboards
- Detailed Crown Molding
- Built-In Cabinetry & Reach-In Closet
- Decorative Radiator
- Hardwood Flooring

## DUAL-ENTRY BATHROOM

- Window Overlooking Side Yard
- Fully Tiled Shower Surround with Tub Insert
- Pedestal Sink
- Mirrored Medicine Cabinet
- Built-In Cabinetry Reach-In Linen Closet
- Subway Tile Wainscoting Walls
- Tile Flooring

## BEDROOM FOUR | OFFICE

- Two Windows Overlooking Backyard
- Solid Wood Doors with Vintage Brass Hardware
- Walk-In Closet with Built-In Shelving & Window
- Decorative Vintage Radiator
- 10-inch Baseboards
- Detailed Crown Molding
- Period-Correct Light Fixture
- Hardwood Flooring

## THIRD-LEVEL

- Original Quarter Sawn Oak Banister
- Walk-In Closet on Quarter-Turn Landing
- Windows Overlooking Side Yard
- Vintage-Style Restoration Hardware Pendant Light Fixture
- Doors to Attic Storage Areas
- Hardwood Flooring

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## RECREATION ROOM

- Wall of Windows Overlooking the Front Yard
- Window Bench with Cabinet Storage Spanning the Wall
- Ceiling Fan with Light
- 10-inch Baseboards
- Adjacent Room Suitable for a Bunk Room
- Hardwood Flooring

## EN SUITE BEDROOM FIVE

- Windows Overlooking Side-Yard Garden
- Spacious Walk-In Closet with Cedar-Lined Walls and Ceiling
- Period-Correct Light Fixture
- Solid Wood Doors with Vintage Brass Hardware
- Hardwood Flooring

## EN SUITE BATHROOM

- Window Overlooking Side Yard
- Clawfoot Soaking Tub with Shower Attachment
- Pedestal Sink
- Period-Correct Light Fixture
- Closet with Half Door
- Hardwood Flooring

## LOWER LEVEL

## LAUNDRY

- Washer & Dryer (Included)
- Folding Tables (Included)
- 2 Windows Newer (Pella)
- Sink
- Closet

## ROOT CELLAR

- Great Wine or Food Storage

## CISTERN/STORAGE

## LARGE OPEN AREA/WORK BENCH AREA (INCLUDED)

## ASHPIT ROOM

# HOMEOWNER updates

5 0 4 P O R L I E R S T R E E T | A S T O R H I S T O R I C D I S T R I C T

Nov. 2004- July 2005

- Second and Third floor restoration
- Staircase disassembled stripped off site, reassembled with all broken spindles replaced
- Four bathrooms gutted, and restored with new plumbing, electrical (JD Electric), Kohler fixtures and tile (Sinclair Plumbing, John Hazukah Tile, HJ Martin)
- Custom crown molding installed
- Walls and doors - New plaster (Guns) installed, paint stripped and repainted
- Hardwood floors refinished (Keith's)
- Radiators stripped/sandplasted, re-painted Coronado Paint

Aug. 2005-Dec. 2005

- All asbestos removed from basement (DeLeers)
- Dual zone heating installed with new Boiler and water heater installed (Robinson)
- Unico AC Installed (Robinson)

Aug. 2006 - Nov. 2006 (DeLeers)

- Blacktop driveway removed and replaced with concrete, mini storm sewer installed with downspouts buried and driveway trench drain added.
- Garage floor resurface with concrete with plumbing and natural gas roughed into chauffeur's quarters
- New Carriage garage doors installed
- Electric trenched to house from Porlier Street

May 2008

- Flower beds added and yard landscaping

2011 - 2013

- Front porch renovation (PRK Construction)
- Walls, ceiling and floor stripped and painted (Coronado Painting)
- Front steps replaced with concrete
- Roof repaired
- Electrical updated

2014

- Living room, dining room and front sitting room - electrical updated, plumbing updated, plaster repaired and painted (PRK Construction)

2015

- Kitchen remodel (PRK Construction)
- Flooring (Ralph's Hardwood Floor Co)

Summer 2018

- Roof replaced (Jauquet Roofing)

# HOMEOWNER updates

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Fall 2018

- Front of house restoration, third floor dormer windows replaced-Pella (PRK Construction)
- Cedar shake and clapboard stripped and painted

2019

- Chimney's tuckpointed and re-capped
- Garage masonry work
- Garage Painted

2022

- West side of the house (Jeff Tomaschefskey & PRK Construction)
- Wood repaired/replaced - cedar shake and clapboard stripped and painted

2023

- East & North side of the house (Jeff Tomaschefskey & PRK Construction)
- Wood repaired/replaced - cedar shake and clapboard stripped and painted

2024

- South side of the house (Jeff Tomaschefskey & PRK Construction)
- Wood repaired/replaced - cedar shake and clapboard stripped and painted

2025

- Unico AC replaced (Robinson)