

12 Pheasant Landing Road, Needham

HOME IMPROVEMENTS AND UPDATES SINCE 2021

- Installed 13 Kolbe windows in front
- Replaced front shutters
- Installed Kolbe doors and windows (one set of doors, four fixed doors in the living room, and one office door)
- Interior paint (all rooms except primary bath, closets, mudroom, and kitchen)
- Exterior paint
- Replaced interior door handles throughout
- Updated lighting
- Installed new powder room vanity
- Installed wood vents for ducting in floors
- Inspected fireplaces
- Added window treatments (including shutters in powder room)
- Added recessed lighting on first and second floors
- Updated family bath on second floor: replaced floor tile, painted window, and replaced cabinet hardware
- Added custom closet systems in two upstairs bedrooms
- Updated every electrical outlet
- Regraded en suite deck, replaced roof, and stained wood
- Replaced rubber roof above upstairs bedroom
- Replaced garage roof (cedar to match main roof)
- Replaced furnace (Lenox)
- Installed and removed trees throughout grounds
- Improved landscaping
- Repaired exterior masonry
- Installed copper gutters
- Reconfigured gutters
- Sealed driveway
- Installed new dishwasher



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