



288 GLOUCESTER - 2017 RENOVATIONS

INTERIOR

- All flooring - 5" wide plank engineered white oak, all tile, broadloom
- Re-configured upper level
- 5 Newly Renovated Bathrooms
- Heated floors in upper level bathrooms
- Bathroom exhaust fans wired with timers
- Second Floor Laundry with 2 New Appliances
- New doors w/ Mortised Hardware Brass hinges
- New trim and baseboards throughout top 2 floors
- New and additional closets in Master
- Closet organizers
- Custom cabinetry with Dove tail finish and soft close in:
 - Master Bedroom
 - Master Bathroom
 - Living Room
 - Family Room
 - Kitchen
 - Spare Bedroom
- Custom millwork throughout - trim, mouldings, doors, cabinetry
- Reconfigured and re-built doorways
- Door hardware throughout - morticed
- New Interior doors throughout
- Plaster mouldings on upper level
- 10" baseboards on main level
- 8" baseboards on upper level
- New Low E Pollard Simulated Windows
- Custom blinds
- Custom draperies
- Supplementary attic insulation
- Central vacuum with 2 hide-a-hose retractable outlets, kick plate in kitchen
- Kevo remote entry system
- Hard wired smoke and carbon monoxide detectors
- Addition of various USB outlets
- Pot lights with LED bulbs
- Railings, spindles, staircases
- Chandelier in Master Bedroom Made in Italy
- Entry to Basement Opened-Up
- **KITCHEN AND APPLIANCES**
- Reconfigured and all new throughout

- Custom cabinetry - Dove Tail finish, soft close
- 62 square foot T-Bar island with Granite countertop and storage cabinets
- 2 refrigerator drawers added
- Sharp built-in stainless steel microwave oven
- Thermador 48" Range, 6 burner + griddle gas stove with 2 ovens
- Thermador range hood with custom panel
- Thermador refrigerator with custom panel
- Thermador freezer with custom panel
- Thermador Dishwasher
- Full wall of built-ins & custom cabinetry

MECHANICAL

- Alarm system with 5 cameras
- Hot water tank | Rental
- Furnace | Carrier High Efficiency
- Air Conditioning
- Heat recovery ventilation
- Steam humidifier with humidistat
- Sonos sound system with 12 new speakers
- Ecobee thermostat

EXTERIOR

- Soffits
- Fascia
- Eavestroughs
- Downspouts
- Gutter guards
- Stucco throughout
- Chimney replaced with stone on front exterior of home
- LED soffit lighting
- Fiberglass roof on House & Garage
- Flat roof over front porch
- Extensive and additional professional landscaping in front and rear yard, tree removal
- Re-faced stucco exterior
- Irrigation system | Front & back, gardens and multiple drip lines
- New exterior doors (with exception of Front)
- Custom ironwork over front door
- Upgraded Sprinkler System



POOL

- Filter
- Heater
- Pump Hayward VS
- Liner
- Deck Jets
- Hayward heater with “Omnilogic” controls

POND

- Copper ionizer for clear water
- New Haywood VS Pump (2018)

