



29 FRANKLIN RODGERS IMPROVEMENTS

- **12 foot high floor-to-ceiling stone fireplace in living room, custom designed with built-in cabinet for 55 inch TV. Cabinet doors and mantelpiece are made of matching reclaimed wood.**
- **Refinished basement including spacious open playroom with built-in closets. Also created two large private offices, both with multiple built-in closets.**
- **Spa-style powder room includes wall-mounted vanity cabinet with sink and wall-mounted toilet with tank hidden in wall. Wall mounting allows clean look and easy cleaning of floor.**
- **Mudroom at side entrance includes beadboard cubbies for hanging daily coats, cherrywood bench with shoe storage below, custom cubby cabinets above, double door closet for off-season/seldom used coats, separate shelved closet for pet supplies and/or cleaning products, basket-weave floor tiles and two pocket doors to keep wet pets contained.**
- **Wainscoting in mudroom and first floor hallways.**
- **Arched entries at two sides of kitchen.**
- **Removed rear staircase to create more floor space on both first floor and 2nd floor.**
- **Created laundry room including built-in floor-to-ceiling cabinets with area for clothes steamer, cherrywood countertop, wall mounted ironing board with cover matching wall color, and wooden rod for hanging delicate clothes to air dry.**
- **Created walk-in pantry with floor to ceiling custom wood shelving. Back wall has deep shelves for storage of small appliances and bulk items.**
- **Two energy-efficient heat pump systems with touch-screen programmable thermostats. Two independent units, each supplying both heat and air conditioning. Removed all baseboard heaters. No more oil deliveries! Total electric cost is \$300-700/month which includes heat, AC, all appliances, lights, computers, etc. (VERY IMPORTANT: Our electric bill ranges from \$300-700/month but we use much much more heat and AC than most families. Other families should see lower costs, but it depends on usage).**
- **Flush LED ceiling lights with electronic dimmers on first floor, second floor and finished basement (playroom plus two offices).**
- **Custom base moldings throughout. Custom crown moldings on first floor.**
- **Stained mahogany front door with side panels.**
- **Repurposed dining room to den. Can be converted back to a dining room if desired.**