

23 HARBORVIEW DR UPGRADES

First Floor

- All recessed lights are brand new (2022) and dimmable to accommodate for lighting and mood preferences.
- oak floors were refinished in July 2022 with a butter matte finish.
- full kitchen remodel including wooden floors, brand new café edition appliances, wine fridge, extended range, custom hood, high end hardware/knobs, large farmers sink, and upscale designer lighting (Kelly Wearstler) throughout the home finished in October 2022.
- expanded 7ft kitchen window overlooking private backyard makes dishes that much easier to do
- 10ft waterfall island with thicker miter, custom countertop in a butter soft touch finish. Literally melts in your hand as you run your hands across. 2022
- all windows in kitchen and dining room are brand new Pella windows. 2022
- custom window treatments with privacy lining. Window treatment in living room is on an automated open and close remote for privacy installed in December 2022.
- recessed lighting throughout with dimming.
- soft close cabinets with lighting.
- first floor powder room updated in August 2022.
- Garage office addition/bonus room with heat and recessed lights.
- Chimney inspected in August 2022 and ready to use.
- first floor AC split with both air conditioning and heat installed in September 2022.
- Custom kitchen nook bench with custom cushions made in December 2022.
- new paint of walls and ceilings in August 2022

Second Floor

- extra wide staircase leading to 4 spacious upstairs bedrooms with 2 full bathrooms.
- All hardwood floors.
- all recessed lights installed in July 2022 and all lights are on dimmers.
- freshly painted second floor in Sept 2022
- every closet has an automatic light that will turn on and should last a lifetime.
- master shower added in 2019.
- master bath renovated again in 2022. New vanity and spa-like ambiance.
- walk-in closet with recessed lights.
- central air installed in August 2022 which provides a/c heat to top floor only (save on costs).
- Master bedroom with upscale lighting installed in 2022.

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Outdoors:

- 10x14 brand new unused shed (or bonus space) in backyard installed in December 2022.
- retaining wall in backyard installed in 2020.
- front portico porch added with weather proof TREX material in 2019.
- landscaping includes roses, peonies, and hydrangeas, all meticulously maintained by the owner.
- wisteria and climbing roses on the trellis above the garage.
- driveway freshly paved in October 2022.
- complete privacy in backyard, beautiful woods.
- Has been professionally sprayed every 2-3 months to prevent ticks since 2018.
- French Drain installed (no risk of flooding!) in 2019 without any leaks in the home.
- nest camera
- outdoor outlets in functioning condition, newly installed.
- new roof installed in 2020
- outdoor house painted in 2019.

Basement

- Full finished basement with Murphy bed, large full bathroom, workout area, and laundry room. Perfect for guests or an au pair.
- Brand new upgraded electrical service panel installed in utility room in 2022 to accommodate new appliances and kitchen remodel.
- Walk out of the basement to the backyard, plenty of light.
- Basement has its own heating system, save on costs.

Attic

- pull down ladder installed in 2019 leads to plenty of storage space for holiday decoration boxes and mementos.