

406 Hutty Street

Updates & Features (not inclusive of all work done)

Interior

- Installed Brand New HVACs on both the first floor and FROG. Warranty conveys with ARS
- Sanded and refinished wood flooring throughout house; added new hardwood flooring to both second floor secondary bedrooms
- Painted entire interior of house (includes walls, trim, doors, shutters, fireplace, desk and mudroom)
- Updated kitchen with new custom hood, marble countertops, new faucets and new sink in bar, new white oak open shelving, added brass sconces, new hardware, custom caning, new tile backsplash
- Retiled and painted the fireplace
- Purchased all new designer lighting fixtures throughout house
- Installed LED canned lighting to areas that didn't have canned lighting and replaced/updated existing canned lights
- Installed new hardware including high end brushed brass
- Renovated all 4.5 baths with entirely new rough in plumbing, trim, and tile
- Owners suite bathroom includes new vanities, new electrical to add hanging pendants lights, new 71" free-standing tub, signature hardware plumbing, designer shower tile which encompasses entire shower including ceiling, new frameless glass shower door
- All new plumbing throughout (including rough in valves) from Ferguson plumbing
- Plumbing installation performed by Blich Plumbing who warranties work for a year
- Replaced all vanities with modern marble top vanities
- Replaced shower doors with frameless glass in Owners Suite, FROG and Third Floor
- New Bathroom Mirrors in all bathrooms
- All new tile in every bath
- Fixed upstairs plantation shutters and repainted
- Updated office area with sanding, sealing and painting desk
- Added bamboo shades to family room

Additional Features:

- Beautiful hardwoods throughout entire downstairs, FROG and second floor
- Expansive high ceilings on both the main and upper floor
- Gourmet kitchen features marble countertops, open shelving, added sconces, Farrow and Ball painted center island, eat-in area, new hardware and lighting
- High end kitchen appliances including Thermador range

- Open concept family room/den and living room with gas fireplace
- Owners suite opens to upstairs porch overlooking tree filled serene setting
- Luxurious owner's suite bath features new designer tile, dual vanities, freestanding 71" tub and walk-in shower, with all new lighting and polished nickel plumbing
- Oversized custom owner's suite closet with expansive storage
- Secondary bedrooms have large closets

Exterior

New/updated

- New plantings in front and removed dead shrubs and bushes
- Added porch flower boxes
- Painted entire exterior of house including trim
- Installed new porch fans on both decks
- Painted all porches
- Applied Epoxy to Garage Floor
- New dehumidifier in encapsulated crawl space

Features

- Situated on one of the most desirable streets with quiet serene setting
- Large upper deck off owner's suite
- Rodent protected crawl space and encapsulated