

1005 JAMESTOWN

OVER \$190K IN IMPROVEMENTS

- Rewired 2nd floor & majority of the 1st floor, installed tilt recessed lights throughout, wired for cable \$14,200
- Re-plumbed upstairs bathroom & replaced all toilets \$3,100
- Roof: replaced drip edge & re-stored slate & metal roof \$15,925
- Repaired & refinished all hardwood floors throughout the home \$6,500
- Removed radiators & installed 2 dual stage HVAC heat pumps with 1 unit having 3 HEPA filters and UV light, while the other unit has 2 HEPA filters and UV light \$45,000
- New Brick entry pathway and slate tiled porch \$3,500
- Installed 7 new custom Andersen windows in upstairs bedrooms \$8,300
- Chimney sealed and crown seal applied \$1,825
- Chippendale exterior custom fence to hide HVAC systems \$3,200
- Exterior custom dentil molding & dentil block molding installed and custom Chippendale window boxes \$9,000
- Structural work completed: Installed steel beam downstairs, new attic access, replaced girders & sistered joists in crawl space. \$19,000
- Upholstered powder room walls \$900
- Custom built-ins & bookcases in upstairs bedroom \$3,200
- Insulated crawl space & attic with high efficiency insulation & foamed in all HVAC vents \$6,200
- Completely renovated, replumbed & rewired upstairs bathroom with “waterworks” marble, tile & fixtures \$26,000
- Installed custom designer woven shades throughout \$5,400
- Installed Schumacher grass cloth wallpaper in dining room \$6,000
- Renovated butler’s pantry with marble counters, marble backsplash, stainless steel wine fridge, new sink, faucet & Phillip Jefferies wallpaper \$7,300
- New kitchen countertops, stainless steel sink, “waterworks” faucet, cabinet hardware, refrigerator & wiring \$9,200
- New bathroom exhaust fans \$1,200
- Hand stripped front of home and painted entire exterior \$17,300