



19 Thatcher Avenue

List of Upgrades:

2ND FLOOR:

- Hardwood in landing and sitting area.
- New lighting in all bedrooms
- All door knobs changed bronze cover plate and crystal knob.
- **Master bedroom:** New skylight, Cast stone electric fireplace, walk in closet
- **Newly renovated master bathroom:** Solid wood double sink with stone counter top, custom mirror, jacuzzi tub with waterfall faucet, marble tile. Separate shower (marble) and custom frameless shower glass floor to ceiling with Moen faucets. Bidet. New Schonbek crystal chandelier over the jacuzzi. Crystal vanity fixture.
- **2nd floor main bathroom:** fully renovated, custom frameless bathtub glass enclosure, built in vanity with stone counter top, porcelain tile throughout.

MAIN FLOOR:

- Intercom access through out home
- Hardwood throughout
- Custom ornate iron spiral staircase from basement to 2nd floor
- **Kitchen:** Custom Kitchen to the ceiling custom trim. with granite counter tops and backsplash. Custom antiqued painted solid wood cabinet doors with crystal handles. Custom hood and stainless steel fan with corbels, massive eat in granite top. Island fits 6- 8 people with cabinet large storage underneath island. Lazy Susan. New Potlights and light fixture chandelier over island. Built in dishwasher and stainless steel appliances. New kitchen window over the sink looking out to the backyard, walk out from the kitchen on to deck with new iron full panel double garden doors retractable screens. Large granite tile floors.
- **Family room:** New electric marble and stone retrofit fireplace place with burning wood still an option. Potlights and chandelier. Walk out to deck with double full panel iron garden doors and retractable screens. Crown moulding. Large Chair rail



- **Living/Living Room:** crown moulding, chair rail, potlights, matching antique Italian beaded chandelier.
- **Powder Room:** New mirrored vanity with granite countertop, new light fixture. Marble floor.
- **Laundry Room:** new washer and dryer (2019). Laundry sink and cabinet.
- **Entryway:** New double doors and top transient with custom wrought iron inserts full panel. Potlights, crown moulding and chair rail.

BASEMENT:

- Fully renovated, legal walk out basement with bedroom with 2 exits to outside and 1 exit to the interior, 3 exits in total.
- Potlights, sound proof insulation, built in speaker system in ceiling. Large granite bar with 2 sinks, fridge and microwave.
- Retro fit electric fireplace burning wood still a option
- Bathroom with large shower porcelain tile and custom frameless glass enclosure, granite vanity.
- 24" x 24" wall to wall porcelain tile floors.
- Large bedroom/exercise room.
- Large above grade windows throughout and walkout to yard.
- High efficiency furnace 2011
- Water tank rental
- Central vac rough in. No tank

EXTERIOR:

- Large deck along the complete entire back of the house
- Painted with gazebo
- Waterproofing was done on the entire perimeter (2012)
- Outdoor potlights and LED house number sign
- Landscaping
- Large concrete fountain and planters
- New garage door and opener
- Newly rebuilt side entrance
- New air conditioner (2019)

Inclusions/Exclusions:

- All appliances, including washer, dryer, stove, dishwasher, fridge, microwave, hood range
- All light fixtures
- All window coverings
- Hot water tank (rental)