

Owner Improvements

2019 - Present

2019

- Bath 1: Installed HVAC vent, new paint, upgraded sink and vanity.
- Bath 2: Replaced clawfoot tub with walk-in shower, new tile, new sink and vanity, new lighting, HVAC vent.
- Kitchen: Deleted pantry area to recapture floor space (dining nook), re-opened existing west window.
- Exterior: Installed brick groundcover in east lightwell and net to keep birds out.
- Backyard: Beautified with fragrant jasmine plants.

2020

- Office: Installed new screen door at rear. Replaced interior sliding barn-style door with double swing doors and double-pane transom window for improved functionality, insulation, and aesthetics.

2021

- Bedroom 1: Replaced windows with multi-pane safety glass for better security, insulation, and noise buffering. Deleted single closet and enclosed fireplace stack to recapture floor space, multiplied functional storage/display area with modern semi-custom organization system.

2023

- Bedroom 2: Deleted single closet to recapture floor space, multiplied functional storage/display area with modern semi-custom organization system.
- Bedroom 3: Deleted single closet to recapture floor space, multiplied functional storage/display area with modern semi-custom organization system.

2024

- New clothes washer and dryer, service access panel.
- Hallway: Refinished original wainscoting after carefully removing decades of old paint with heat gun.
- Exterior: Siding inspected, damaged boards replaced, sealed and painted with premium silicon coating. Rear stairs improved for safety and appearance. Concrete foundation reinforced. Removed abandoned cables, pipes/vents, and inspected/replaced sewer pipes. Rain drain pipes replaced. Installed solid wood floorboards and lattice screen in west lightwell, and access door from basement.

Other Notable Upgrades

- All bedroom walls have new drywall installed; on most walls, it was installed on top of the existing lath & plaster for increased insulation.
- All bedrooms feature brand new solid wood baseboards (single-piece construction, not spliced).
- All interior window trim replaced.
- All major painting and finishing work completed with high-quality materials (Benjamin Moore).
- Office: Window frames rebuilt and refinished.
- Regular maintenance performed on electrical, plumbing, and HVAC systems.
- Home automation: Installed entrance smart lock, switches, and sensors to automate basic routines (much more is possible).
- Internet and phone service currently provided by Sonic fiber. Wired Network ports are available in key locations (basement for router/servers, office area, and TV/media center in living room).
- Security cameras added in basement and at front of building.