

42 North St., Edgartown, MA
Improvements made since Sept 2012

Exterior:

Hired excavator to:
Remove over growth and brush center of yard
Reseed entire property, (fertilized 2X yearly)
Put in driveway on Norton Street side,
Add pea stone where needed, bury new gas tank for main house
Rebury new gas line for guest house
Connect city water line to property
Added all new garden ties to North St driveway (2015)
Added shutters to front and rear of house
Added exterior lanterns
Created shed from former breeze-way, added walls, two windows
and interior and exterior lighting per code.
Repaired split rail fences
Bottom lined both decks with wire screening to keep out critters
Repaired fascia board guest house
Added Trex to guest house front stoop
Built 2 new out door showers
Built Trex deck for guest house
Landscaped front of main house and deck side of guest house
Stained main house deck yearly

Main House:

All new gas state of the art heating system (removed basement oil tank and boiler)
All new state of the art gas on demand hot water system
Replaced central vacuuming tools and repaired system
All new interior lighting except for recessed lights
Refinished hardwood floors
Added bound runner to main staircase
Carpeted staircase to basement
Repaired sliders
Removed 4 interior doors and sheet rocked 2 areas
Fresh interior paint
Converted never used masonry fireplace to Gas fireplace
Replaced toilets with comfort height elongated toilets
Replaced every faucet and shower head.
Replaced kitchen counter with granite, added new sink and faucet
All new kitchen appliances including microwave, refrigerator with ice maker, electric
double oven range, dishwasher.
Added 2nd washer dryer hook up to include 2 new large capacity washers and dryers.
(one of the dryers is gas and the other is electric. Extra venting)
Added dehumidifier
Added Nest wi-fi thermostat
Many of the plumbing lines were replaced during remodeling project.

Main House Continued:

Electrical systems were brought to code including the addition of new smoke / CO2 detectors, additional recessed brass floor outlet, gas fire place hook up, microwave plug, & range plug. (electrical skylight motors were disconnected but glass was replaced in both units)

Two new upper level ductless split air conditioning systems were added.

Most of the window treatments were replaced..

New insulated thermal door added from bulk head to basement with lock

New low maintenance composite bulk head Bilco type doors added

Guest House:

Architectural plans were drawn, interior gutted

Vaulted ceiling created.

Hardwood floors installed with compass medallion

New wall furnace added 2015

All new lights (except bathroom heat lamp)

Kitchen was redesigned, existing cabinets were removed, polished, added new hardware, and a few more cabinets were purchased and added. Then layout was redesigned to include granite counter and refrigerator. Also added were new sink, faucet, new appliances including refrigerator with ice maker, gas range, microwave.

All new window treatments were added.

All new electrical system brought to current code including cable TV, smoke & Co2 detectors & GFI breakers.

Bathroom redesigned to include large capacity stackable washer and dryer, new sink and granite vanity top, new faucet & comfort height elongated toilet.

Outdoor shower added to new design on new Trex deck

Plenty of new plumbing added.

All new sheet rock & fresh paint

Dehumidifier added

New low maintenance composite bulk head Bilco type doors added

New insulated thermal door added from bulk head to basement with lock

New knobs, locks, and hardware throughout.

Notes:

Permits: All work that required permits was permitted and permits were closed.

Furnishings: Home can convey with or without furniture except main house couch, chair & ottoman, & coffee table. Some art work also to be removed and a few personal items.

Buyer may also pick and choose.

There are door frames on either side of the shed that match up to main and guest house so the house can easily be converted to one adjoining space.