

## Improvements and Details

### 2020 Improvements

- New architectural roof
- Completely new driveway with cobblestone accents
- Complete redo of landscaping and hardscaping including over 2,000sf of grass and a ~450sf back patio
- New automated wifi high efficiency Irrigation System
- Refinishing of 1st floor hardwood
- New high-grade vinyl fence with lattice top and federation post caps in backyard

### 2018 Improvements: Basement In-Law / Lockout

- Finished basement as a 1.5-bedroom in-law
- New concrete subfloor and closed cell insulation for ultimate comfort
- New internal and external basement stairwells and completely new interior
- New kitchenette including full size refrigerator, stainless sink, garbage disposal, full size Bosch dishwasher, granite counters; Note: no stove/oven
- Nice size legal bedroom with large closet and escape window along with a bonus room with a full-size stacked washer/dryer
- Direct access from outside with smart lock and separate alarm partition along with lockable interior access
- New full bathroom with shower/tub accessible directly from bedroom and living room
- Electric submeter

### 2015-2017 Improvements: Gut Renovation

- All new Hardiplank low-maintenance siding and PVC trim
- All new interior plaster walls and paint
- All new exterior insulation (mostly closed cell) including attic roof line
- All new electrical wiring to the pole with new 200 amp service, tamper resistant outlets (lots of outlets, beyond code), all new LED lighting (much controllable by Amazon Alexa/Samsung/ZWave), 100amp line to garage for future electric vehicle, surround sound, hardwired smoke/co2 alarm system, and many extras
- All new plumbing with new 1.5" water service to main
- All new high efficiency forced hot/cold air HVAC system covering entire home plus heated garage
- Structural components improved per modern code (e.g., metal reinforcements, extra joists, fire blocking, etc.)
- All new kitchen with 66" fridge/freezer, 36" induction cooktop, TWO bosh dishwashers, double bosh convection oven, large stainless farmers sink (with instant hot water), prep sink (with Grohe cold and sparkling water filler), granite counters, plenty of all wood cabinets, two zone wine fridge, peninsula with seating for 7 and prep island

- All new master bathroom complex including two half bathrooms and a 5'x7' luxury shower with Hansgrohe fixtures (rain shower, regular shower, hand shower and two body sprays)
- All new kid's bathroom with deep shower/tub and double vanity
- All new guest bathroom with deep shower/tub
- All new powder room
- All new laundry room with large front-loading washer and gas/steam dryer along with folding area and tons of storage; hookups for second washer dryer
- New 350sqft "maintenance-free" (Trex) roof deck
- Floors have been replaced with hardwood as needed attempting to retain some of the historic flooring
- All new exterior doors and double pane windows (note that the 3 dining rooms windows were replaced by the prior owner)
- The wainscoting interior doors, trim and balusters were painted tastefully white during the renovation
- The stairs and fireplaces saved and refinished. The floors were refinished and partially replaced.

### Smart Home Features

- High resolution video surveillance system including night vision
- Wifi smart thermostats
- Most first floor light switches plus light switches in 3 of the bedroom and garage (motion based) are smart dimmers (zwave)
- Front door and Basement In-Law entrance have Kwikset Zwave locks with up to 30 codes and online access
- All external locks are Kwikset Smart Key (compatible with Baldwin) - easily re-key the locks yourself anytime
- DSC professional alarm system with window and door contacts, motion sensors, accessible from your iPhone
- MyQ wifi garage door opener (open and close the garage door with you smartphone, get notified if you leave it open)
- Wifi access to irrigation system, turn it on or off or change the program from anywhere, with rain delay option
- Samsung Smart Things Hub
- Electric sub-meter for basement in-law accessible online
- 4 sets of motion sensing LED outdoor lights, 2 of which can be adjusted by Bluetooth and the other two are accessible with a small ladder
- All smart home features above come without any subscription fees
- The garage has been pre-wired with a 100Amp wire (behind the wall) for a future electric car (note: requires electrician to complete).

## Systems

- Electric: 200Amp main electric panel, 100amp subpanel upstairs, 100amp subpanel/submeter for basement in-law. All wiring (including the service lines) is 2015 or newer
- Lighting: most lighting is LED trim kits. Most rooms have at least 4 LEDs trims. Most closets have switched LED or florescent lights. Outside there are 4 sets of LED motion sensing lights along with 6 LED accent lights.
- Plumbing: new oversized 1.5" water service to the water main. All piping inside the home is 2015 or newer.
- Gas: All gas piping (including the service line and meter) is 2015 or newer with a 1.5 million BTU meter. Gas nipple on back patio for BBQ grill.
- HVAC: high efficiency forced hot air central heating and cooling system with two zones and garage heater with its own wifi thermostat.
- Hot water: TWO 199,000 btu Navien instant-on tankless hot water heaters working in parallel with partial re-circulation.
- Data: most rooms wired for internet and cable TV. Whole-house HDTV antenna in attic.

## Basement in-law lease

- Current lease commenced June 12, 2019 and expires May 31, 2021
- Rent is \$2,275 per month
- Owner may terminate upon sale with a 30-day notice and 2 month rent buyout (please indicate in your offer if you would like the basement to be delivered vacant)
- Lease, credit check and background check are on file.
- Note that the Seller understands the current rental situation to be fully legally under Brookline zoning code, however, the basement-in-law is not considered to be a separate dwelling unit. The primary practical effect of this is that the town does not permit "Cooking Appliances" to be installed in the basement.