

102 EAST BROADWAY

Thoughtfully IMPROVED

A LOOK AT THE INVESTMENTS WE'VE MADE

Over the years, we've carefully enhanced nearly every part of our home—from major mechanical systems and energy efficiency upgrades to custom built-ins and thoughtful finishing touches.

We hope this guide gives you a glimpse into the care we've put into making this property truly special.



02 ✓ Improvements We've Made

Complete Carriage House Conversion

One of the most significant projects we completed was transforming the carriage house into two luxury apartments, creating exceptional flexibility and long-term value.



ADDITIONAL IMPROVEMENTS INCLUDED:



TWO LUXURY APARTMENTS ADDED



EXTERIOR STAIRS ADDED FOR ADDITIONAL LIVING SPACE



PRIVACY ARBORVITAE SCREENING



HIGH-END FINISHES THROUGHOUT

03 ✓ Improvements We've Made

Thoughtfully Updated Throughout the Home

- ✓ Removed popcorn ceilings
- ✓ Fresh interior paint throughout
- ✓ Replaced all light fixtures
- ✓ Recessed lighting in kitchens & hallways
- ✓ Luxury outlet & switch covers
- ✓ Digital programmable thermostats
- ✓ Heat-resistant radiator refinishing
- ✓ Curtain rods throughout
- ✓ Blackout shades in every bedroom



04 ✓ Improvements We've Made

Elevated Living Spaces

THIRD FLOOR ENHANCEMENTS

- Two finished builthead spaces for additional living area*
- Custom built-in full-size bunk beds with reading lights
- Built-in bookshelves
- Built-in linen closet
- Whiteboard workspace
- Stair runner with handrails

SECOND FLOOR IMPROVEMENTS

- Elegant hallway picture lighting
- Decorative stair sconces
- Custom laundry room shelving
- Motorized shades in the primary bath



*Additional square footage to be confirmed.

05 ✓ Improvements We've Made

Kitchen & First Floor Improvements

- Café GE refrigerator
- New hot water tank
- Bosch dishwasher
- Chimney professionally refined
- Beverage refrigerator
- Interior storm windows added to picture windows
- Under-cabinet lighting
- Surround pellet stove removed, walls insulated, & space refreshed
- New radiant floor heating circulators



06 ✓ Improvements We've Made

Behind-the-Scenes Improvements

BASEMENT & INFRASTRUCTURE

- Dual sump pumps with battery backup
- French drain system
- Waterproof wall protection
- Hardwired whole-basement dehumidifier
- Replacement basement windows
- New upgraded 200-amp electrical panels
- Dedicated workshop with built-in workbench

SMART HEATING SYSTEM



A custom smart-control system automatically selects between the outdoor wood boiler and traditional oil furnace, maximizing efficiency while reducing heating costs.



07 ✓ Improvements We've Made

Exterior & Efficiency Improvements

- Outdoor wood boiler heats the home & hot water—saving thousands annually*
- Four exterior electrical outlets throughout the property
- Seven-zone irrigation system
- Seven additional parking spaces
- Smart irrigation controller with weather-based watering
- Mature privacy screening with Arborvitae landscaping
- Portable generator hookup for backup power
- Exterior lighting enhancements



*Actual savings will vary based on usage and fuel costs.

08 ✓ Improvements We've Made

A Home We've Loved Improving

Every improvement in this guide represents an investment we've made to enhance the home's comfort, efficiency, functionality, and longevity.

Some upgrades are immediately visible. Others are behind the walls or beneath the floors. Together, they reflect years of preparing this home's character while preparing it for the future.

We hope you'll enjoy these improvements as much as we have.

