

Renovations and Upgrades to 383 Greenley Road

In 2000/2005:

Installed and upgraded a new water system including new Well-X-Trol Pressurized Diaphragm well tank, AP-801 Aqua Pure pre-filter for iron and Water Soft Treatment System, sanitary well seal, stainless steel filter and copper pipe.

Installed new comprehensive security system (perimeter, motion detection, smoke detection, etc.) monitored by Phoenix Systems.

In 2001/2002:

Major renovation was conducted involving new kitchen, new mudroom, new family room, new four-season solarium, new master bath and closets, entry and attic space that was reclaimed and built out into sitting room/den/office and hobby room/art studio/playspace.

As part of the renovation, steel beams were added, electrical wiring and plumbing were replaced, cellulose insulation was added in walls and ceilings, finishing work was updated and a built in sound system was added in renovated areas. A structural engineer was consulted for load-bearing capacity and beam placement.

Kitchen renovation included custom cherry wood cabinets with appliance garages and lazy Susan's in corner cabinets. Appliances were all replaced with Sub Zero, Dacor, DCS, Insta-Hat and Bosch high-end products. There is a large Sub Zero refrigerator/freezer, two ovens, one of which is part of a DCS dual-fuel range with gas-powered stove-top and grill. There is a Dacor microwave and two Sub Zero refrigerated drawers, two sinks with disposals and spray wands. The pantry includes pull-out shelves and lazy-susan inserts. Behind the telephone desk is a side cabinet designed to house dining table leaves. There is ceiling halogen lighting, indirect under-counter lighting and recessed ceiling lighting.

Completely redesigned master bath, powder room and entry. Both new bathrooms have granite counter tops. Floors are marble and cabinetry is custom cherry wood. Master has granite bath and shower surrounds and mosaic tile inserts on walls. Master bath includes dual shower, spa tub, heated towel rack and high-end faucets. There is a makeup mirror with specialized lighting, numerous drawers and cabinets for cosmetic and other storage.

Designed and built portico on front of house, installed new wider front door and updated the front of the house with new wood clapboard siding, stone facade and black wrought-iron railings. Added detailing around second-floor windows and roof-line. Added new covered gutters.

The mudroom, with slate floor, contains a built-in custom cherry boot box that opens for storage, a coat closet, coat hooks and overhead storage.

In-ground oil tank was removed from back yard and replaced with two new 330 gallon oil tanks in basement.

New sitting room/den/home office was constructed in former unused attic space above master bedroom. Stairwell was built from bedroom. Room has new hardwood floors and deep built-in pull-out bookshelves and in-wall cabinets. A cherry-finished hardwood computer hutch was built into the wall as permanent computer center. There are three skylights, two of which open for air circulation. Office was wired for computer Internet connections and sufficient power outlets for printer, fax machine, copy machine, etc. There are multiple telephone lines and a connection for a fax machine. Construction was reinforced with steel beams under supervision of structural engineer.

Wine cellar was built under stairwell to sitting room/den/office. Wine cellar has redwood racks with capacity for 1244 bottles, a custom-designed stone floor and is accessible through the basement.

The family room was completely finished in custom cherry paneling with built-in cherry bookshelves, cabinets and mantle that includes built-in Tannoy speakers wired into a Rotel multi-room stereo system, with CD carousel player, remote stereo tuner, 50 watt stereo multi-room amplifier, B&W ceiling speakers in kitchen, dining room, art studio, office, living room, master bedroom and master bath, and Niles outdoor speakers on patio. The family room fireplace has granite surrounds and hearth. The ceiling was crafted into a "tray" ceiling, with indirect lighting, to highlight the alabaster chandelier. The cabinets house the stereo system (which is included) and CD storage.

Attic space above sitting room was reclaimed and built into a hobby room/art studio/playspace with sink, large work table and substantial storage for art supplies, painting canvases, paints and drying racks. Includes three skylights, two of which open, and extensive ambient directional track lighting for use in art projects, photography or other hobbies. Adjoining carpeted/windowed space is usable as child's play room or storage area and has directional track lighting, a window and storage under the eaves.

Hardwood floors were installed and/or refinished throughout the main level.

An outdoor rooftop terrace was added accessible from the fourth bedroom on the second floor.

In back yard, built (\$100,000+), terraced retaining walls and three-tiered fountain using stone from the property, steel and concrete footings placed by a consulting engineer. The fountain is powered by water pump system with special filtering mechanism. Purchased and installed iron gazebo on stone platform.

Expanded and updated irrigation system, piping and controls.

Installed new business telephone system with multiple lines, intercom and paging system and battery backup.

Outdoor wood deck extending from family room was reinforced, enclosed and come four-season solarium with wall heater, slate floor and plumbing for water sprayer. (Garden room windows were upgraded to double-glazed in 2004)

In 2000:

Installed one new furnace.

In 2002:

Installed a second new furnace and new air conditioning.

In 2004:

Installed three new garage doors and exterior lighting.

There is new lighting, halogen and incandescent, throughout the house, some installed as part of the renovation, some installed during additional decorating in 2004/2005.

The custom wood blinds in the family room and finished basement, all chandeliers and all draperies will be included.

In 2005:

A new, architectural shingle roof was installed in November.