

Home Features & Improvements

Exterior

Landscape installed and maintained by Green Artisans--we highly recommend Courtney Downing, head gardener at Green Artisans and an advocate for mindful organic, sustainable gardening

6 Zone Automatic Irrigation System

Professionally landscaped parking strip

New sidewalks-city mandated, paid for by owner (city to update corner for accessibility sometime in the future at city's expense)

New front walkway and stairs

Drain pipe along north side of house/yard--no moisture issues since installation (2+ years before the wood floors were placed in the basement)

Automatic gate at driveway with remote

Storage Shed--concealed behind bamboo (bamboo is contained within a planted barrier)

Raised bed planters with drip irrigation

New exterior paint with warranty

Berries (blueberries, raspberries) and 6-way espaliered Apple Tree and 2 Fig Trees

General Home

New double-hung, double-paned, energy star Marvin aluminum-clad wood windows and screens (Spring 2010)

Window treatments throughout main floor including solar shades on west facing main floor windows

AC/Heat Pump (American Standard Heritage 15 (Gold XI model) 15 SEER) which has had scheduled biannual maintenance since installation (recommend Hoodview Heating and AC for continued service)

Radon Mitigation System installed (via EcoTech)

Owned security system

Completed replacement of old galvanized water pipes to Kitchen and Guest Bathroom (remainder, including new pipe in from street completed by previous owners), properly permitted/inspected

House properly grounded (permitted/inspected)

Additional Electric Panel added (permitted/inspected)

220V Line (whatever is standard for a freezer, I haven't had time to double check) added in unfinished basement area (for freezer, etc, properly permitted/inspected)

Custom shelving in entry closet

Exterior

New Batch Disposal (2012) (Insinkerator Evolution Cover Control 3/4 horsepower)

New Bosch Dishwasher (2012)

New motor for hood vent (2012)

Heavy-Duty SS pull out organizer racks in lower cabinets

Reverse Osmosis Water Purifier with 5 Gallon storage

Custom shelving in pantry

All lower cabinets and drawers fitted with optional use childproof locks

Heavy-duty stainless pull out racks in lower kitchen cabinets
All cabinets and drawers fitted with optional use childproof locks

Basement

Engineered Hardwood Floors (5" Hallmark, American Hickory)
Custom Elka Shelving in Laundry
81" Queen Sleeper "Ian" Sofa from Room & Board included (used only a handful of times)

Master Bedroom and Closet

Custom Elka Shelving
Yolk Colorhouse paint no VOC

Guest Bathroom

New Toto low flow toilet (2012)
All cabinets and drawers fitted with optional use childproof locks

Bedrooms

Northwest bedroom has finished play/storage area (insulation, permitted light/electric added) under the roof eaves
Southwest bedroom has deep walk-in closet with light
Southwest bedroom has a small, seasonal view of the Fremont bridge from the west window and a stunning view of the apricot tree when in bloom!

Additional Features of the Home

Historic Irvington charm with modern amenities!
The layout of the home and gardens lends a very private interior and yard space while the location of the home affords easy accessibility by foot, bike, max, streetcar, bus, etc! to cafes, restaurants, shopping, libraries, parks, and more!
Abundance of natural light
East and west-facing french doors, bay window in dining room, skylight in master bathroom
Incredible, seamless, red-oak hardwood flooring (main and top floors)
Master ensuite with heated floor
Kitchen faucet: Rohl brand (a luxury brand)
Stainless appliances, gas stove/oven
Built-in China hutch in dining room
Walk in master closet with with built in desk/vanity area and an additional closet with double-hung hanging space and built-in shelving within the walk-in (behind it's own door)
Very deep built-in linen storage in master bedroom and in the upstairs hallway
Double vanity in guest bathroom, window seat, built-in storage cubbies
Wood moulding and smooth-finished walls throughout
The (non-producing) apricot tree on the south side of the house and the catalpa tree on the southeast corner are show-stoppers when in bloom and have beautiful habits year round. We've even had a professional photographer stop and request permission to photograph the catalpa!
Great circular traffic flow inside the main area of the home, eliminates hallways/wasted space!
Southwest bedroom has deep walk-in closet with light.