

2606 Rindge Ln. Upgrades from Previous Owners

Kitchen – Fully Remodeled

- Permitted Raised Ceiling with LED Lighting
- Solid Maple Custom-Made cabinets w/ cherry mahogany finish
- Tall cabinets to ceiling with rope pattern crown moldings & custom accent "rain glass" doors
- Slab granite countertops & backsplashes
- Newer black Whirlpool Gold appliances, including vent fan to exterior
- Side-by-side refrigerator, self-cleaning oven, microwave, dishwasher w/ stainless interior
- Newer garbage disposal
- Solid oak greenhouse window w/ dual-glazed beveled tempered glass
- Kohler black dual basin deep sink
- Decorative oil-rubbed bronze knobs & pulls
- Additional permitted GFI electrical outlets

Full Bathrooms

- Kohler ice gray tubs, sinks, toilets, slab granite countertops
- Porcelain tile backsplashes & tub enclosures
- Solid oak Schuler cabinets w/ cherry mahogany finish
- Decorative custom mirrors
- Kohler oil-rubbed bronze plumbing fixtures
- Decorative oil-rubbed bronze knobs, pulls, & light fixtures
- Additional permitted GFI electrical outlets
- NuTone upgraded quiet vent fan

Half Bathroom

- Kohler ice gray sink & toilet
- Custom maple cabinets w/ mahogany finish
- Slab granite counter & backsplash
- Decorative mirrors
- Kohler oil-rubbed bronze plumbing fixtures
- Decorative oil-rubbed bronze knobs, pulls, & light fixtures
- NuTone upgraded quiet vent fan

Windows

- Custom solid wood casement windows throughout with rosettes & fluted moldings
- Custom French windows throughout (Douglas Fir & Poplar) with matching wood screens in garage

- Dual-glazed beveled tempered glass
- Newer Hunter-Douglas mini-blinds installed
- Wood 2-inch Levolor blinds on master & Southwest Bedroom French doors
- Solid Douglas fir/poplar garage window
- Custom art glass window over stairwell

Doors

- Custom solid wood doors throughout with rosettes and fluted moldings
- Solid painted maple front door with dual-glazed art glass
- Solid stained oak double French doors in master bedroom & southwest bedroom that open to patios
- Dual-glazed beveled tempered glass
- Solid painted Douglas Fir double French doors in northeast bedroom that open to patio
- Solid painted poplar double French doors from family room to back patio
- Dining room single poplar French door to back patio with two matching opening side windows
- Dual-glazed beveled tempered glass
- Solid painted mahogany custom double French doors from hallway to family room
- Single-glazed beveled tempered glass
- Decorative trim & beveled glass on sliding closet doors
- Decorative painted poplar dual-glazed art glass doors: master bathroom & master closet
- Decorative painted art glass bi-fold doors from hallway to laundry room
- Newer painted solid core 20-minute fire door from family room/den to garage
- For added security, the doors leading into the three bedrooms from the upstairs hallway are dual-glazed Douglas Fir 1-3/4" thick exterior-grade doors with deadbolts
- The master bedroom door has a decorative half circle art glass insert
- Two other bedrooms have single French doors with ten individual tempered dual-glazed panes

FLOOR

- Bruce Baltic Oak distressed 5" plank engineered flooring throughout
- 5" inch baseboards all throughout the home
- Marble flooring in kitchen, bathrooms, & main walkways

FIREPLACES

- Newer permitted wood-burning fireplace and chimney installed in family room
- Includes gas log set with cast-iron heat reflecting back plate
- Tempered glass doors

- Existing wood-burning fireplace with chimney in living room
- Includes gas log set with cast-iron heat reflecting back plate
- Tempered glass doors
- Custom molding & marble surrounds for both fireplaces

ADDITIONAL INTERIOR FEATURES

- Recently painted throughout with Behr Ultra paint: eggshell on walls, flat on ceilings, & semi-gloss on trim
- Crown molding in dining room and family room
- Built-in oak bookcase in southwest bedroom with crown molding
- Additional storage shelving in closets
- Pull-down ladder with access to attic above 2nd floor & garage
- Additional plywood planking for storage
- Three Bedrooms, family room, and new ceiling fans
- Newer light fixtures in stairwell.
- Newer recessed can LED lighting: hallways, laundry room, & over living room/dining room divider.
- Newer installed oil-rubbed bronze door and window hardware throughout, including new re-key able door locks
- Greenhouse windows installed in the two full baths
- Exterior panel installed to access upstairs bathroom plumbing
- All Sinks, tubs, & toilets are Kohler
- Kohler retains part replacement, including matching colors, for 40 years
- Wired for DirecTV & cable
- 48-gallon water heater
- Master bedroom closet reconfigured to walk-in closet with a NuTone quiet-upgraded vent fan & additional built-in storage cabinets
- Additional storage cabinets have additional interior 2-inch thick solid wood security doors with keyed deadbolts for secure storage of valuables or precious items
- Dryer vent re-routed to allow easy access for cleaning

HVAC

- Forced air heating & central air conditioning
- Ruud high-efficiency gas furnace
- Kenmore air conditioning unit
- Additional insulated air return duct in 2nd floor attic to balance airflow throughout house
- Honeywell electrostatic air filtration unit

SECURITY SYSTEM

- USA Alarm 24/7 monitoring (buyer to activate)
- Sensors installed on all doors & windows
- Back-up cellular system installed

ROOF

- Eagle concrete tile roof installed by ACR Roofing w/ roof structural supports added all with permits
- Sublayer of specialized Styrofoam to enhance walkability of roof tiles
- Eight solar tube lights, two of which are in the master bedroom

EXTERIOR

- "Old World " style Corning Cultured Stone installed on north, west, and east exterior walls
- Custom moldings with rosettes & decorative accents throughout
- Stucco painted with premium Behr Ultra satin finish stucco paint
- Exterior molding & trim painted (Behr Ultra exterior semi-gloss) in October 2014, with even more recent touch-ups
- Newer fencing, additional slump stone pillars installed along east & south borders
- Additional slump stone pillars installed along north border of property
- Additional access gate (to Rindge Lane sidewalk) installed for easy access for guests to the backyard
- "Old World" exterior light fixtures throughout
- Exterior gas stub on rear of house
- Utility shed on east side of house

DECKS

- Two additional decks installed for the two secondary bedrooms (master bedroom already had a deck) with permits
- Upgraded waterproofing system by Ewell Construction installed
- Included high-end water-proof membrane
- Copper drain pans under all upstairs French doors
- Copper flashing under all upstairs deck stucco walls
- Porcelain tile flooring on all upstairs decks
- Northeast bedroom deck: custom corrosion resistant powder coated aluminum railings
- Gas stub installed on southeast deck
- Low wattage accent lighting installed in half-wall of southeast deck
- Water hose bibs installed on all three decks

GARAGE

- Newly applied commercial-grade floor coating
- Additional fluorescent ceiling lighting throughout
- Auxiliary breaker panel installed in garage with permits
- GFI protection throughout
- Roll-up steel garage door with steel lining & decorative windows with remote garage door opener and exterior keypad for entry
- Workbench with a built-in vise, storage cabinets, and a utility sink
- Additional permitted GFI electrical outlets

DRIVEWAY /WALKWAYS/PATIO

- Newer six-inch slab reinforced driveway with custom cobble-stone stamping accents
- Newly applied commercial grade coating
- Can accommodate RV storage
- Additional water hose bib and flood lights installed
- Backyard patio extended to full length of yard and edged with planters
- Upgraded four-inch wide French drain extends entire length of garage
- Additional backyard drain installed to prevent water run-off onto the front unit patio of neighbor at 2202 Graham Ave. Unit A
- Taps into 2202 Graham Ave. Unit B's drain to street
- Installed with written permission of owners of 2202 Graham Ave. Unit B

LANDSCAPE

- Drip irrigation all throughout
- Over ¾ ton New England stone pavers in front yard
- Solid Cedar 8-foot diameter octagonal gazebo: built-in bench and cobble-stone stained concrete base with electrical outlet with weather cover and an interior light
- Flowering Muskogee myrtle trees in front & plum trees in the back
- Numerous Italian Cypress trees (front & back yards) for privacy screens
- Numerous decorative plants

Buyer and buyer's agent shall verify all information contained herein. This information was provided by the previous owners and current owner does not have the knowledge to attest to this information.