

# 1659 South Hobart Blvd Features:

## Mills Act property (major taxes savings year after year)

- Many original fixtures, others sourced to match time and period:
  - Example: entryway, six-light, brass channeler - purchased in Colorado near Stanley Hotel
  - Added French doors in the kitchen
  - Sourced “old-time” push-button light switches - matching the original type of switch - but now with dimmers
  - Restored laundry shoot
  - Renovated bathrooms with heritage fixtures and tile
  - Custom bathroom cabinets
  - Heated floors in 2<sup>nd</sup> story bathrooms
  - Tankless water heater for 2<sup>nd</sup> story bathrooms
  - Period wallpaper in sitting and family rooms
  - Luxury curtains throughout the home
  - A secret room was created for a safe, documents, and other valuables
  - Original 1906 Carriage House materially renovated
  - New foundation
  - Added: Electricity, HVAC, Plumbing, Internet
  - Fully insulated
  - Upstairs (hayloft) and downstairs have HVAC split system
  - Half bath with shower drain in place for future use
  - Original tackle boxes restored and used as shelving
  - Upstairs hayloft used as an office
  - Downstairs used as a gym and meditation den
  - Entertainment system
  - Sub Panel breaker box
  - Attic Insulated, added plywood floor, exhaust fan, pull down stairs
  - Beautifully landscaped yard with drought tolerant plants
  - Gated, private rear yard
  - Security system installed
  - Nine HD cameras on the property
  - app controlled
  - Window/Door sensors
  - Keyless entry at all points
  - Codes for gate entry for garden keepers
  - Wifi covers the entire property - including the Carriage House
  - Ethernet hardwired to Carriage House
  - Entertainment Rack in the basement - hard-wired to family room
  - Custom-made back gate to match the house's style and time period
  - Large shed created with salvaged 100-year-old wood from Carriage House renovation
  - Culligan whole house soft water system
  - Three-filter drinking water system
  - Instant, filtered hot water tap
  - The exterior was painted, and the rooster tails were restored in 2022
- Time period appropriate “floor registers” over vents and intake panel