

Welcome to 25 Bedlow Avenue! Here is a list of some of the features and extensive improvements that have been done since 2000.

Kitchen:

- ~ Completely renovated in 2004/2005
- ~ Quakermaid “Falling Water” custom cabinetry in Maple Finish, including:
 - ~ Pull-out full-height pantry
 - ~ Pull-out trash and recyclable drawer
 - ~ Deep storage unit over fridge
 - ~ Satin nickel handles
- ~ Custom Green Mountain Fabricators soapstone countertops in “Ice Flower”
 - ~ Custom 36” wide x 10” deep soapstone apron sink
 - ~ Drainboard carved into counters adjacent to sink
 - ~ 4” soapstone backsplash
- ~ Grohe faucets in Stainless Steel finish:
 - ~ Grohe Ladylux Plus Kitchen Sink Faucet with pull-out sprayer head
 - ~ Grohe Wall Mount Pot Filler Faucet with Jointed Swing Spout, 20” Reach
- ~ All Stainless Steel appliances installed.
 - ~ GE Profile 30” Slide-in Smoothtop Electric Range
 - ~ GE Profile 36” Top Freezer Refrigerator
 - ~ KitchenAid Dishwasher
 - ~ Viking Built-In Interior-Power Chimney Hood
 - ~ 1 horsepower garbage disposal

Living Room:

- ~ Custom “Ice Flower” soapstone fireplace surround installed in 2005
- ~ Custom raw silk, triple-insulated floor length curtains for front bay window in 2005
- ~ Matching custom designed organza roman blinds trimmed in raw silk in 2005

Water Closet:

- ~ Completely renovated in 2004/2005
- ~ Custom “Ice Flower” soapstone countertop
- ~ Porcher vessel sink
- ~ Grohe Atrio wall-mounted sink faucet and accessories in Satin Nickel
- ~ Kohler Rialto one-piece toilet
- ~ Sealed “Castle Travertine” tile floors
- ~ Broan ultra-quiet fan

Foyer:

- ~ Custom stair banister with decorative fir insets and oak handrail installed in 2005
- ~ New solid wood front door in 2004 with Baldwin Satin Nickel hardware and knocker
- ~ Original stained-glass window

Master Bedroom:

- ~ California Closets custom closet system installed in 2005
- ~ Closet lighting installed in 2004

Master Bathroom:

- ~ Completely renovated in 2004/2005
- ~ Kohler 2-person heated whirlpool spa corner tub installed
- ~ Custom-designed Italian "Aporio" ceramic tile tub surround
- ~ Grohe "Seabury" thermostat mixing valve and diverters in Satin Nickel
- ~ Grohe 8"-diameter Rainshower showerhead with 120 spray nozzles in Satin Nickel
- ~ Grohe Sensia wall-mounted handshower with shower bar and soap dish in Satin Nickel
- ~ Kohler ceiling-mounted tub filler in Brushed Nickel
- ~ Kohler Memoirs Stately pedestal sink and toilet
- ~ Kohler Memoirs Stately lavatory faucet with Art Deco handles in Brushed Nickel
- ~ Kohler Memoirs Stately accessories in Brushed Nickel
- ~ Robern 6" deep recessed medicine cabinet with interior mirrors and Satin Nickel knob
- ~ American Standard wall sconces in Satin Nickel
- ~ Broan ultra-quiet, high-capacity fan

Guest Bathroom:

- ~ Completely renovated in 2004/2005
- ~ Kohler "Symbio" glass shower enclosure and shower basin
- ~ Swanstone solid surface shower walls with 2 corner shelves
- ~ Integrated Grohmix Grohe thermostat mixing valve and control levers
- ~ Grohe Movario 5-spray-pattern Handshower Shower System
- ~ Waterworks "Meridian Hotel Rack" towel shelf in Satin Nickel
- ~ Kohler Memoirs Classic pedestal sink and toilet
- ~ Kohler Memoirs Classic lavatory faucet in Brushed Nickel
- ~ Kohler Memoirs Classic accessories in Brushed Nickel
- ~ Robern 6" deep recessed medicine cabinet with interior mirrors and Satin Nickel knob
- ~ American Standard wall sconces in Satin Nickel
- ~ Ceramic tile floor
- ~ Broan ultra-quiet, high-capacity fan

Office:

- ~ Custom built-in bookshelves installed in 2004
- ~ Track lighting installed in 2005
- ~ Custom banister with fir insets and cherry handrail installed in 2005
- ~ Hubbardton Forge "2 Panel Forged Leaf" wall sconces installed in 2005

Loft:

- ~ Skylights installed in 2004
- ~ Large finished storage closet with bamboo floors and lighting
- ~ Unfinished storage closet with bamboo floors and lighting

Electrical System:

- ~ New 200 Amp service installed in 2000
- ~ New wiring installed throughout house in 2004
- ~ Recessed lighting installed throughout the house in 2004

Smart House System:

- ~ 'Whole House Audio and Video System' wiring installed throughout house in 2004
 - ~ 'Barney Cable'- includes Cat 5, coaxial, and speaker wires
 - ~ Speaker, cable and control panel connections available for access in every room
 - ~ Plan of connection locations will be provided to buyer
 - ~ Wiring for front door camera installed
 - ~ Master A/V closet located in living room

Heating and Cooling Systems:

- ~ New furnace installed in 2001
- ~ New 50 gallon hot water heater installed in 2001
- ~ Radiant floor heat installed throughout house in 2001
- ~ 2 zone central air conditioning system installed in 2004
- ~ 2 zone forced hot air system installed as secondary heat system in 2004
- ~ New 500 gallon oil tank installed in 2006

Throughout the house:

- ~ Fir hardwood floors, refinished in 2007
- ~ Behr Premium Plus interior paint applied throughout the house in 2004
 - ~ "Tuscan Biege" (PWN-62) in Interior Eggshell Enamel on all walls
 - ~ "Ivory Mist" (750-C1) in Interior Semi-Gloss Enamel on all trim
- ~ New wallboard installed on all walls in 2004
- ~ Double-pane insulated windows installed in 2001
- ~ Horner Millworks solid interior doors with Satin Nickel lever door handles in 2004
- ~ New Horner Millworks Steel with Half-Lite back door installed in 2007
- ~ Custom raw-silk Roman Blinds installed in 2005
- ~ New plumbing throughout house installed in 2004
- ~ New roll-in insulation installed throughout house in 2004

Exterior:

- ~ Stamped concrete driveway installed in 2004
- ~ Garage roof completely refurbished and resingled in 2004
- ~ New steel garage door with decorative glass installed in 2004
- ~ French doors installed in garage in 2005
- ~ Decorative stone wall installed in backyard in 2005
- ~ 6' Privacy fence completely enclosing backyard and with four gates installed in 2005
- ~ Thundercloud Cherry Plum and Autumn Blaze Maple trees planted in front in 2006