

224 Doyle Avenue Improvements: Sept 2014- Aug 2015

- Removed trees and debris from front, side and rear yard, re-landscaped entire lot, added irrigation and drip system throughout all lawn and garden beds.
- Rebuilt exterior fencing, new paver patio in rear yard, rose trellises, fastigiate flowering plum trees, fastigiate oak, upright yew, hosta, ornamental boxwood and evergreen bushes at side yard, Japanese red maple, climbing hydrangea across front fence, white knockout roses, white Japanese anemone, oak leaf hydrangea, wisteria, and ornamental Japanese Stewartia tree, lilac, white flowering azalea, snowball bush, dwarf jewel barberry, dwarf Japanese holly along side facing Observatory and frontage on Doyle.
- New mahogany custom designed deck with extra wide “sitting steps” and built-in integrated planter boxes at rear and new mahogany decking, stairs and railing at side entry.
- New mahogany double front entry door and Anderson storm door to side entry with steel entry door.
- New large scale porcelain tile floors in kitchen, pantry and bathroom.
- All new first floor bathroom (down to studs) with wide ledge enamel tub, glass closure, modern dual flush toilet, porcelain wall tile, custom wall hung cabinet with black galaxy granite counter and rectangular undermount sink, Grohe faucet, custom towel cubby with drawer, fan that vents to exterior and pocket door.
- Added pantry with 2nd oven, microwave, polished black galaxy granite counter tops and pocket door
- All new kitchen with soft close doors, wolf appliances; best range hood with 600 CFM and exterior vent, 5 burner 36” gas cooktop, 30” wolf oven, 36” over/under sub zero stainless refrigerator, Insinkerator disposal, Bosch 44 dBA quiet dishwasher. Under cabinet electrical outlets throughout, new granite island with “leathered” black galaxy granite and polished black galaxy granite counters and walls.
- Anderson windows throughout
- Central vacuum

- LED lighting throughout and new contemporary switch plates
- Double sided gas fireplace between living room and dining room
- Updated central AC system all new freon
- Roof is approximately 10 -12 years old
- Custom stained hardwood floors throughout
- Built in Bose speaker system throughout with sound control in each room – ideal for Sonos system. Additional speaker plugs in living room
- Ducts cleaned through out
- Custom burnished/polished steel stair railing at front entry and interior staircase
- Washer and Gas dryer hook up in basement and in second floor closet
- All new master bathroom (down to the studs with foam insulation on exterior walls) with gas fireplace, honed and polished cararra marble floors and walls, custom vanity with honed carrara marble vanity top, Grohe faucets, rectangular undermount sinks and built in hamper, 2 lighted closets, separate toilet room with pocket door. Custom glass shower surround with polished carrara walls, integrated bench and ceiling, cararra basketweave mosaic floor, Grohe temperature balance shower controls, Grohe rainhead showerhead and Grohe handheld shower. Dual head vent system to outside and LED recessed lights.
- Custom closet built-ins
- Exterior motion lights on all sides
- Custom interior 3 ½ inch composite plantation shutters in bedrooms and master bath add privacy and provide additional interior insulation.
- All new custom interior paint and exterior trim painted
- Chimney cage reset