

JOSIE STERN TEAM

ON YOUR SIDE

SUTTON GROUP ASSOCIATES REALTY INC., BROKERAGE

132 Ellsworth Avenue

Home Improvements & Features as per Seller

2008

- *Complete gut with 3 brick walls left and dug down 3 ½ feet in the basement.
- *Upgraded electrical to 200 amp service.
- *Plumbing upgraded – supply and drains (pex and abs)
- *Installed boiler and 2 air handling systems with HRV system.
- *Two air conditioning units, one for main and 2nd floor, one for 3rd floor.
- *New kitchen cabinets and addition of 3 bathrooms for a total of 4 bathrooms.
- *New faucets and fixtures throughout.
- *New floor joists – Full span engineered web.
- *Installed hardwood floor, carpet and tile flooring throughout.
- *Created master bedroom balcony.
- *Waterproofed all 4 interior walls and weeping tile.
- *Installed sump pump and back flow valve.
- *In-floor radiant heating in basement.
- *Vantage computerized lighting system – programmable.
- *House roughed in -wired with CAT-5, motion pathway lighting and speakers.
- *Spray foam insulation throughout.
- *Computerized Kohler shower system in master bathroom.
- *Kohler rapid steam system – steam room in master bathroom shower.

Annual Expenses

Gas \$1,330

Hydro \$2,315

Water & Garbage \$1,180

Insurance \$2,032