



# 20 BENNETT ST UPGRADES

*This stunning 1920s Victorian-style home has been meticulously rebuilt from the ground up, artfully blending period charm with thoughtful, modern design in the heart of Harleston Village*

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## Whole-Home Upgrades

- Entire 1920s home gutted to the studs
- All-new foundation
- All-new plumbing, electrical, and HVAC systems
- Closed-cell spray foam insulation in exterior walls and attic for high-efficiency thermal performance
- All-new drywall walls and ceilings throughout
- All-new lighting and plumbing fixtures
- Almost all-new interior and exterior doors - some historic remain due to ARB requirements
- Repainted entire Interior and Exterior
- New roof
- Extra-wide engineered European white oak hardwood flooring (10" wide) throughout
- All new light fixtures throughout by Visual Comfort, Hudson Valley, Mullan, and Hinkley as well as new recessed lighting
- Plumbing fixtures by Brizo, Signature Hardware, and Kohler
- Hardware by Baldwin and Rejuvenation
- Designer wallpaper by Holland & Sherry (London), Phillip Jeffries, and Rifle Paper Co.
- Premium finishes throughout, including honed quartzite, marble, granite, onyx, and limestone
- Elevator with access to all 3 levels

## First Floor

- Custom marble fireplace surround with gas log burner and remote electric ignition in the living room
- Custom inset cabinetry with unlacquered brass hardware and ladder rail system
- Dedicated charging drawer for electronics in the kitchen island
- Appliances by Wolf, Thermador, Bosch, and KitchenAid
- Bar area with drink fridge, ice maker, and floating shelves for storage
- Dedicated office space with custom inset cabinetry and wallpaper
- Drop zone with built-in bench and shoe storage
- Half bath with Handmade, wall-mounted concrete sink (Voorheesville, NY), glazed, urethane-coated, and lifetime sealed, wallpaper, and all new fixtures
- Multiple picture lights throughout

## A D U

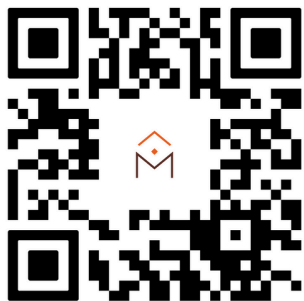
- Built addition to add a fully functional apartment with Independent exterior access
- Kitchenette with Fridge, Stove, Microwave and sink
- Full bathroom with spacious shower
- Washer and Dryer hookups
- 1 Bedroom with generously sized walk-in closet

## Second Floor

- All new primary suite with generous walk-in closet and a spacious en suite bathroom, thoughtfully designed with a large walk-in shower and dual vanities
- 3 Bedrooms all with ensuite bathrooms - every bathroom features all new tile, fixtures, paint etc.
- Flex room with built-in desk, drink fridge, custom cabinetry, and wallpaper
- Spacious Laundry room with custom cabinets, wallpaper and ample storage

## Exterior

- New historically accurate windows at the original structure
- All-new windows at the two-story addition
- Two fully automatic hurricane-rated garage door shutters
- New, welcoming brick entry steps
- Landscaped garden enclosure at sidewalk
- New driveway, gate, side entrance, and rear stair access
- Repainted entire exterior



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