

IMPROVEMENTS & FEATURES

5312 STUDELEY AVENUE

PROPERTY HIGHLIGHTS

- Built in 1911 | 3,931 Sqft | 3 Stories + Full Heated Basement
- Located in the highly desirable Edgewater neighborhood on a quiet, tree-lined street
- 10' ceilings on the main floor with ornamental moldings, wide baseboards, and door casings
- Original heart-of-pine and oak flooring paired with tasteful tile and LVP updates
- Handblown glass windows preserved and protected by vinyl storm windows (2018)
- Oversized front porch plus a screened sleeping porch off the primary suite
- Dual staircases (grand front and back service stairs) with built-in storage cubbies
- Abundant natural light throughout with elegant transom windows and updated lighting (most dimmable, 2023)
- Sellers are not required to carry flood insurance

RECENT IMPROVEMENTS (OVER \$170K+ INVESTED)

- Exterior repainted (2024) – \$23K
- Interior repainted (2022) – \$21K
- Two Bosch 15 SEER HVAC systems installed (2023) – \$12K
- New insulation on 3rd floor (2025) – \$7,500
- Electrical upgrades (2022) – \$15K; added panel & outdoor junction box (2012)
- Slate roof & attic fan installation (2025) – \$10,700; prior slate maintenance/dormer replacement (2022)
- Gutters replaced (2022) – \$7K
- Wood privacy fence with gates replaced (2023) – \$11K
- Backyard improvements: sod (2024), irrigation system (2023), cleared hot tub (2022)
- Kitchen & dining room custom built-ins (2022) – \$40K
- Remodeled primary bathroom (2022): marble finishes, 48" tiled shower, LED mirrors, custom dual vanity
- Full custom dressing room closet with glass cabinetry, jewelry drawers, shoe racks, and lighting
- Driveway & sidewalks replaced (2019)
- Deck replaced (2016)
- Lawn freshly seeded (2023)

KITCHEN & ENTERTAINING FEATURES

- Custom Fieldstone pecan cabinetry with soft-close hardware, spice drawer, under-counter refuse drawer, and hidden dual trash bins
- Kitchen remodel was designed by Robin Thomas, constructed by Jay Hess
- Luxury-grade soapstone countertops with matching backsplash
- Quartz island with built-in microwave, storage, bookshelves, and designer lighting
- Custom Lacanche French stove from Burgundy (dual ovens, cast iron hob, 5-burner gas cooktop, brass & black detailing)

- Bosch paneled dishwasher, quiet garbage disposal, and appliance wall with built-in refrigerator & pantry storage
- Arched natural gas portrait fireplace in the kitchen with brick surround and crown finish
- Designer lighting fixtures, Edison sconces, and high-powered vent hood

WET BAR

- Luxury soapstone counters with custom backsplash
- Built-in brass two-tap kegerator, beverage trough with drain, sink, bar fridge, and lighted pecan cabinetry
- Brass hardware throughout

POWDER ROOM

- Feature wall of whimsical, hand-painted English wallpaper
- Honeycomb tile floor, twin sconces, and a pedestal sink

BEDROOMS & BATHROOMS

- 6 Bedrooms | 3.5 Baths
- Spacious primary suite with bay windows, decorative fireplace, and access to screened sleeping porch
- Primary bathroom remodeled with marble tile, walk-in shower, new vanity & mirror (2022)
- Custom dressing room (14' x 16') with glass cabinetry, drawers, racks, and lighting
- Antique clawfoot tub, Carrara marble tiled walls, & marble topped vanity in hall bath
- 3rd-floor bedrooms with cedar closet, built-ins, recessed lighting (2023), and flexible-use spaces

BASEMENT & MECHANICAL SYSTEMS

- Full-size heated basement with sump pumps, laundry (LG washer/dryer & 2nd fridge convey), workbench, and storage
- Converted coal fireplace to vent-free natural gas fireplace in dining room
- Dual-zone HVAC heat/AC + natural gas radiator heat
- 50-gallon water heater and updated electrical systems
- Backup Generator

EXTERIOR & GROUNDS

- Oversized front porch with brick steps, ceiling fan, and storage under the lattice
- Manicured landscaping with English boxwoods and an 86-year-old Japanese maple
- Backyard with large deck, patio, stone-edged beds, and irrigation system
- Driveway accommodates multiple vehicles (8' x 45')