



***A One-of-a-Kind Historic Harleston Village home offering an elegant garden retreat, private guest suite, and expertly crafted upgrades blending classic charm with modern comfort***

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#### Garden

- Two gated driveway entrances with off street parking for up to 4 cars without stacking
- Irrigation and outdoor lighting system
- Pool includes all new equipment installed in 2024 including gas pool heater and variable speed pool pump
- Mature live oak trees
- Multiple garden “rooms” designed for dining, lounging, and entertaining

#### Guest House

- 200 amp electrical service and separately metered electrical and gas service, and electrical vehicle charger
- Electric heat pump HVAC climate control for the ground floor and the guest room
- Waterworks bathroom fixtures
- Marvin ultimate casement windows and screens provide an intimate connection to the pool and garden
- Shiplap ceiling
- Custom mahogany doors on the ground floor
- Copper standing seam roof
- Guest house sided with Boral TruExterior siding, highly resistant to rot and insects



# Main House

## Main Floor

- 12' ceilings. 23' ceiling in foyer
- Restored heart pine floors
- Plaster walls and mouldings restored with team from the College of Building Arts
- Oversized Marvin ultimate casement windows framing the pool and garden
- Custom-painted floor in breakfast and dining rooms
- Restored wood-burning Rumford fireplace in the living room draws exceptionally well, providing nice heat without any smoke or smell
- The kitchen was moved to the former dining room in the 2024 remodel, centering the kitchen in the heart of the home. The kitchen features Arabescato marble and soapstone countertops and custom cabinetry, including the larder cabinet for dry goods and snacks. Most of the appliances are hidden in the "back kitchen" and include a Thermador refrigerator, Wolf oven, Wolf speed oven/microwave, and a second dishwasher.

## Second Floor

- 11' ceilings (9' in primary bath in former porch)
- The primary bedroom includes a custom-designed dresser, closets and an office
- Primary bath includes all Waterworks fixtures
- Second and third bedroom baths include all Waterworks fixtures
- New attic pulldown stair system installed to allow for convenient attic access and storage

## Ground Floor and Mechanical Systems

- 400 amp electric service with room for expansion (house completely rewired in 2024 renovation)
- Plumbing - home completely replumbed in 2024 renovation and water pressure booster pump installed
- HVAC - All new HVACs and ductwork installed in 2024 renovation - high efficiency Mitsubishi heat pumps, each floor a separate zone. Two whole house dehumidifiers installed.
- 8' ceilings
- Beverage and ice machine
- Mud room for coats and sports equipment
- Two large storage and utility closets
- Laundry and custom storage area
- Two extra refrigerator units that can be switched between fridge or freezer modes

