

# 140 QUEEN UPGRADES

## OVERALL UPGRADES

- Complete renovation to the studs of the main house in 2023, including all-new electrical (wiring, outlets, switches, recessed lighting, and fixtures throughout), plumbing (PEX piping, tankless Rinnai water heater, and new fixtures and hardware throughout), gas (including 7 exterior gas lanterns), insulation, and a hardwired interior/exterior speaker system
- Metal roof on main house refinished, sealed, and painted in 2023 with a 12-year warranty
- Approximately 2,000 sq. ft. addition completed in 2024, encompassing a pool house, wet bar, two half baths, and mudroom on the first floor, and a primary suite, bathroom, and laundry room on the second floor, with a new metal roof
- Enclosed third-floor attic converted to conditioned living space with a full bathroom and a new staircase from the second floor
- New gutter systems installed on both the main house and addition
- Three HVAC zones: two in the main house and one serving the pool house and primary suite addition
- Extensive exterior repairs to windows, doors, and stucco, plus new window and door packages in the addition and main and rear entryways
- Laundry added to the second floor of the main house
- 5-inch reclaimed Southern pine hardwood floors throughout
- Stained wood doors with brass hardware throughout
- Custom woven raw linen shades or interior wood plantation shutters installed throughout
- Complete garden renovation including an in-ground pool, antique brick patio and hardscaping, rear courtyard, four fountains, and professional landscaping, lighting, and irrigation with a dedicated second water meter

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# UPGRADES

## LIVING ROOM

- Wood-burning fireplace with a custom marble surround
- Built-in shelving and bookcases
- Patterned wallpaper ceiling
- Jonathan Adler chandelier
- Custom velvet drapes with brass hardware

## DEN

- Custom lacquered wet bar with brass sink and fixtures, ice maker, beverage/wine refrigerator, and built-in soft drink fountain
- Thibaut grasscloth wallpaper
- Minka Aire ceiling fan
- Custom drapes with brass hardware

## DINING ROOM

- Custom antiqued glass ceiling
- Paul Montgomery scenic mural wallpaper
- 3 sets of French doors installed overlooking patio
- Antique brass sconces and Regina Andrews chandelier
- Custom silk drapes with brass hardware

## KITCHEN / BUTLER'S PANTRY

- Custom cabinetry and island with brass hardware, fixtures, and accents, including glass-front china and silver display cabinetry with interior lighting
- Sumati White quartzite countertops and backsplash
- New appliances, including a Dacor freestanding refrigerator and freezer, Viking 6-burner/griddle/double-oven range, in wall Miele coffee maker and Samsung dishwasher
- Oversized in-island sink and ancillary butler's pantry sink, each with a garbage disposal
- Hudson Valley Lighting pendant lighting

## POWDER ROOM

- Paul Montgomery mural wallpaper
- Stained wood and marble vanity
- Brass fixtures and hardware

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## STUDY / OFFICE

- Sealed brick floors with glass door access to the garden
- Custom backlit built-in bookshelves
- Thibaut grasscloth wallpaper
- Velvet ceiling accents
- Jonathan Adler lighting
- Custom drapes with brass hardware

## POOL HOUSE

- Custom cabinetry with bespoke crown molding
- Wet bar with Sumati White quartzite countertops, beverage refrigerator, and ice maker
- Brunschwig & Fils wallpaper
- Coleen & Company sconces and reclaimed antique chandelier
- Two half baths with Cole & Sons mural wallpapers
- Three sets of French doors to the patio and one set to the rear courtyard
- Mudroom with oversized sink, garbage disposal, and dishwasher

## PRIMARY SUITE

- Custom cabinetry
- Thibaut wallpaper
- Minka Aire ceiling fan / Arteriors sconces
- Luxurious closet with island / Avocatus Quartzite stone, built-in clothing bays with accent lighting/brass details, and custom wallpaper accents ceiling, and Hudson Valley Lighting Company chandelier
- Ensuite bathroom with dual stained-wood vanities, black marble dual-head shower, brass accents/fixtures, and laundry area

## SECOND / THIRD FLOOR MAIN HOUSE + GUEST SUITES

- Thibaut mural/grass wallpapers throughout
- Designer bathrooms with marble/brass finishes
- Minka Aire ceiling fans

