

27 Old Upton Road, Grafton

FEATURES/UPDATES

KITCHEN

- All cabinets professionally refinished to a factory finish: a 4-coat cabinet painting system with a full coat of hand-applied grain filler to create a factory finish (Dec '25)
- New bar sink (Dec '25)
- New faucets (Dec '25)
- New garbage disposal (Dec '25)
- New Dacor refrigerator and installation (Dec '24)
- All three sliding glass doors replaced (Dec '25)

LOFT LIBRARY

- Replaced lighting and repainted ceiling (Feb '26)
- Feature 2

FRONT HALL/STAIRWELL

- Walls, ceilings, stairway balusters repainted (Sep '25)
- Oak flooring and stair treads refinished (Oct '25)
- New hardware (Oct '25)
- New lighting (Oct ;25)

DINING ROOM

- Oak flooring refinished (Sep '25)
- Walls and ceiling repainted (Sep '25)
- New lighting and hardware

SUN ROOM

- Flooring refinished (Jan '26)
- Walls, beveled wood ceiling painted (Jan '26)
- 3 new sliding windows (Jan '26)

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FEATURES/UPDATES

1ST FLOOR MASTER BEDROOM

- New sliding glass door (Jul '25)
- Updated lighting (Jul '25)
- Hardwood floor refinished (Jul '25)
- Five new electronic shades w/remote

1st FLOOR MASTER BATH

- Vanities refaced (doors, drawers, exterior of cabinet box) (Dec '25)
- Mr Steam shower w/add on (Dec '25)
- New shower door (Dec '25)
- Walls and ceiling painted (Dec '25)

1st FLOOR OFFICE/LIV RM

- New hardwood floor (Jul '23)
- New sliding glass door (Jul '23)
- New sliding window (Dec '25)
- Wood trim refinished (Feb '26)

1st FLOOR HALF BATH (OFF LIV RM/OFFICE)

- Vanity refaced (doors, drawers, cabinet box) (Jul' 25)
- Walls and ceiling painted (Jul '25)
- New toilet, sink, lighting (Jul '25)

SUN PORCH (adjacent to the great room; overlooks the driveway)

- Walls and ceiling painted (Dec '25)
- Two new sliding glass doors (Oct '25)
- New electronic window shades w/remote (Jul '20)
- Steps added (Dec '25)

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FEATURES/UPDATES

2nd FLOOR BATHROOM

- Tile floor (Dec '25)
- Fiberglass shower resurfaced (8 yr warranty) (Dec '25)
- New shower door (Dec '25)
- Jet tub resurfaced
- Vanity refaced (doors, drawers, exterior of cabinet box)
- Walls and ceiling painted, new lights, new fixtures (Dec - '25)
- Skylight replaced (Jul '20)

2nd FLOOR BEDROOM (Front corner)

- Walls and ceiling painted; new light; new radiator covers (Aug '25)
- Hardwood floor refinished (Aug '25)
- New windows installed (Aug '07)
- New fixtures
- New electronic windows shades w/remote control (Aug '25)

2nd FLOOR BEDROOM (Back corner)

- Walls and ceiling painted, new light, new fixtures, new radiator cover (Nov '25)
- New windows (Aug '07)
- Hardwood floor refinished (Nov '25)
- New electronic window shades w/remote control (Aug '25)

2nd FLOOR BEDROOM (with beveled wood walls and fireplace)

- Walls and ceiling painted, new light, new fixtures, new radiator cover (Aug '25)
- New windows (Jul '09)
- New electronic window shades w/remote control (Aug '25)
- Hardwood floor refinished (Nov '25)

ATTIC & BASEMENT

- Attic - added insulation (Jan '26)
- In the finished section of basement: floors replaced, new lights, fixtures, radiator covers (Aug '23)
- In the unfinished section of basement: added insulation at sills (Aug '23)

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LAND IMPROVEMENTS

- Multiple trees, stumps, and scrub were removed (Oct -Nov '25)
- Engineering was completed for splitting off the 1 acre buildable lot (Nov '25)
- Added multiple barrier trees along the back (Nov '25)

DECKS (both large and small decks at pool area)

- Replaced wood decking, railings, balusters with vinyl or composite; replaced lights on LARGE deck (Nov '25)
- Replaced wood decking, railings, balusters with vinyl or composite; replaced lights on SMALL deck (Jul '22)

POOL

- New auto pool cleaner (Jun '25)
- New auto skimmer (Jul '25)
- New diatomaceous earth filter (Aug '25)
- New pool liner (Dec '25)

ROOF

- Roofs on main house and barn replaced within past 10 years

HEAT

- FHW boiler and FHA (elec heat pump/oil) furnace replaced within past 10 years

GREAT ROOM & SOLARIUM

- Great room - floor refinished, decor updated incl lighting (Jul '25)
- Solarium (in back of Great Room - overlooks pool) three new sliding glass door (Oc '25)