

# 443 Walnut Street

## Sewickley, PA 15143

Overview of finishes, systems, and standout features

### CONSTRUCTION, SYSTEMS & INFRASTRUCTURE

- New electrical and plumbing throughout the house
- New electrical subpanels on the first, second, and third floors
- In 2025, the basement cement floor was jackhammered and the plumbing to the street was completely redone as part of an extensive top-to-bottom project
- High efficiency ducted heat pump on the third floor (2025 install; 12-year warranty)
- Separate furnace and AC for the second floor
- Separate furnace and AC for the tenant space
- New tankless, use-driven, high-efficiency hot water heater on the third floor
- Whole-home, use-driven advanced water softener / purifier by Kinetico (2025 install; 10-year warranty)
- Wireless, smart app-controlled, zoned smoke alarm / carbon dioxide detectors throughout the house
- New high-definition video camera closed circuit security monitoring system
- Security hardware is owned, installed, and on site
- No service or monthly fees for the security system
- HD recording for up to a year
- Night vision and motion detection on all cameras

### CUSTOM ELEVATOR

- Custom elevator with 1,400 lb commercial weight capacity
- Hydraulic lift for silent operation
- Oversized custom cab with walnut wood interior
- Five stops with service to basement and roof deck
- Upgraded digital touch screen control panel in cab
- Custom black 2-speed automatic sliding doors at both interior and landings
- Custom project by Ohio Elevator
- Extremely rare for residential application
- Absolute top of the line
- Low maintenance
- Still under warranty

### SOUNDPROOFING & TECHNOLOGY

- Interior Rockwool soundproof insulation in all interior walls throughout the house
- Includes soundproofing between tenant space and all interior walls on the third floor
- Commercial-grade Wi-Fi router system throughout the house, including basement and roof
- Sonos wireless speaker system, hardwired, in living room and on roof
- Hardwired Coastal Source Contour outdoor speaker system on roof; Sonos connected

## **INTERIOR FINISHES**

- Hand-scraped hardwood floors throughout house
- Allegheny Millwork & Lumber custom solid wood doors throughout house
- Designer porcelain tile, made in Italy, at first-floor entry and elevator
- New custom front door and aluminum awning to Walnut Street

## **KITCHEN & PANTRY**

- Reverse osmosis system in kitchen
- Custom built pantry
- Oversized kitchen island with ample storage
- Wine fridge
- Warming drawer

## **BATHROOMS**

- Natural stone marble in all showers
- All bathroom fixtures are Kohler Purist in Vibrant Brushed Moderne Brass
- Oversized solid surface designer soaking tub in master
- Toto Neorest smart toilet in master (approximately \$9,000)
- Heated towel rack in master with built-in Wi-Fi and timer
- Hardwired backlit mirrors / anti-fog in two bedrooms
- Master has designer solid brass mirrors and sconces
- Upgraded Toto toilets throughout house
- Custom glass in all showers, PureVision Glass with HydroClear coating
- Lifetime warranty on shower glass finish coat for reduced cleaning
- Master shower has dual shower heads
- Kohler Round 12" single-function rainhead, 2.5 gpm
- Custom made solid brass Moroccan sink and matching hardware in second-floor powder room

## **PRIMARY SUITE EXTRAS**

- Wet bar in master
- Built-in reverse osmosis system
- New built-in U-Line refrigerator
- Total blackout Lutron smart shades with processor for scheduling and app control in bedrooms
- Upgraded designer fabric finish

## **WINDOWS, DOORS & SHADES**

- Pella windows and sliding doors (2025 install; 20-year warranty)
- Remote control, automatic custom silhouette shades on second floor for 10-foot Juliette balcony windows and Beaver Street window bays

## **ROOFTOP FEATURES**

- Trex decking on roof (20-year warranty)
- Custom tempered glass railings on roof for 360 panoramic views
- Natural gas lines installed for grill and two fire pits on roof

## **EXTERIOR IMPROVEMENTS**

- Hardy board siding on third floor (2025 install; 20-year warranty on paint and durability)

## **LOWER LEVEL**

- Partially finished basement storage area
- Full bathroom in basement

## **DESIGNER & SPECIALTY FEATURES**

- Living room includes Jan Barboglio designer handmade iron chandeliers and pendants

## **SELECTED PRODUCT REFERENCES**

- Kohler Purist floor-mount bath filler trim with handshower: <https://www.kohler.com/en/products/bathtubs/shop-bathtub-faucets/purist-floor-mount-bath-filler-trim-with-handshower-t97328-4?skuld=T97328-4-2MB>
- TOTO Neorest AS dual flush toilet: <https://www.totousa.com/neorest-as-dual-flush-toilet-10-08-gpf?color=cotton>
- Jan Barboglio Libertad chandelier: <https://janbarboglio.com/products/libertad-chandelier>
- Kohler Statement Round 12-inch single-function rainhead, 2.5 gpm: <https://www.kohler.com/en/products/showers/shop-shower-heads/statement-round-12-single-function-rainhead-2-5-gpm-26291?skuld=26291-2MB>
- Fioranese designer porcelain tile (I Cocci): <https://www.fioranese.it/en/floor-and-wall-tiles/i-cocci-en/>