

39 SOCIETY

FEATURES & IMPROVEMENTS

MAJOR SYSTEMS & STRUCTURAL UPGRADES

- All 3 HVAC systems replaced within the last 18 months to 6 years, including dual systems & mini-splits for efficiency and zoning
- High-end copper roofing on the main house; metal roofing on the guest house (both in excellent condition)
- New irrigation system for full landscape coverage
- Automated gated entry system with secure access
- Fully repainted exterior and installed new gutter system
- Newly designed brick patio with architectural hardscaping
- Custom fountain feature creating a courtyard focal point
- Fully equipped outdoor kitchen with a built-in grill, dual burners, and a dedicated built-in pizza oven
- Upgraded landscape and exterior lighting for ambiance and security

CHEF'S KITCHEN & PANTRY

- Complete kitchen renovation with a waterfall-edge island and integrated storage
- Professional-grade appliances including a Wolf range, Sub-Zero refrigerator, Bosch dishwasher, Miele built-in coffee station, and Sharp microwave drawer
- Dedicated pantry and powder bath right off the kitchen for functionality
- Designed for both entertaining and everyday luxury living

WINE ROOM/ ENTERTAINING SPACE

- Fully renovated wine/room lounge with a gas fireplace with custom mantle, dual wine refrigerators, beverage fridge and ice maker, secondary dishwasher, and custom metal-accent cabinetry
- A true entertaining destination space

PARKING & FUNCTIONALITY

- Three-car tandem parking
- Secure, gated access for privacy

INTERIOR ARCHITECTURAL FEATURES

- Extensive use of exposed brick and original beams throughout the home
- Multiple fireplaces:
 - Gas fireplace in the living room
 - Sealed, decorative fireplace in the dining room
 - Functional fireplace in the wine room/entertaining space
- Added skylight enhancing natural light in the home
- Thoughtful "smart" renovations seamlessly blending historic character with modern systems

PRIMARY SUITE

- Spacious primary suite with a walk-in closet and private laundry room
- Spa-level primary bath with dual vanities, soaking tub and separate shower, marble finishes throughout, and heated flooring

LOWER LEVEL/BASEMENT GUEST SUITE

- Fully finished basement with large bedroom, full bathroom, and extensive storage
- Character-rich with exposed brick and beams
- Ideal for guest suite, au pair, or secondary living space

SECONDARY BEDROOMS & FLEX SPACES

- Rear bedroom with exposed beams, updated HVAC system, and en suite bath with additional washer/dryer
- Third-floor bedroom configured to fit multiple beds (ideal for guests or children), with built-in storage and a full bath
- Additional front room office, family room/den for work-from-home functionality