

## FEATURES LIST

# 40 48<sup>TH</sup> STREET

*40-48th.com*

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### **Architectural + Character Features**

- Original home dating back to the 1890s
- Exposed brick walls and original chimneys throughout
- Vestibule featuring wood foyer door and window details
- Third-floor custom barn doors handcrafted from reclaimed original flooring
- Distinct blend of historic architecture and modern updates
- Custom craftsmanship incorporated throughout the home

### **Renovations + Improvements**

- Third-floor renovated into a full primary suite in 2016 with bathroom addition
- Backyard garden beds and landscape enhancements
- Brick repointing completed by Three Rivers Brick Pointing in 2025 (~\$20,000 investment)
- New luxury vinyl plank flooring installed in living room in 2025 (~\$14,000 investment)
- New HVAC air conditioner system in 2023 (~\$8,000)
- New furnace installed in 2024 (~\$8,000)

### **Outdoor Living + Courtyard Features**

- Private courtyard patio with garden-inspired design
- Professionally designed iron gates crafted by London Pattern Ironworks in East Liberty
- Outdoor spaces designed for entertaining, gardening, and relaxing
- Mature rose vines, shaded trees, and decorative ironwork fencing
- Rear patio with garden beds and green space potential
- Courtyard and garden areas frequently attract finches, cardinals, mourning doves, robins, and blue jays

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### **Living Room**

- Gas fireplace with remote-control start
- Exposed brick accents
- Updated luxury vinyl plank flooring installed in 2025

### **Kitchen Features**

- DCS convection oven
- DCS dishwasher
- Fisher & Paykel range and oven
- Built-in wine refrigerator

### **Second Floor Primary Suite**

- Natural stone shower
- Dual waterfall shower heads plus additional standard shower head

### **Third Floor Primary Suite**

- Custom barn door bathroom entry
- Heated bathroom floors
- Skylight above bathroom and sleeping area providing exceptional natural light

### **Additional Highlights**

- Exposed brick detailing throughout multiple levels of the home
- Rare indoor/outdoor living experience in Lawrenceville
- Blend of original materials, custom details, and modern functionality