

1130 LARCHMONT CRESCENT

FEATURES & IMPROVEMENTS

Interior Features

- Remodeled kitchen (2022) featuring quartz countertops, stainless steel appliances, white Shaker-style cabinetry, and a decorative tile backsplash
- Bosch gas range
- Three upstairs bedrooms and one updated full bathroom with a classic clawfoot tub
- Spacious upstairs bedroom with two walk-in closets—one at each end—customized by Closet Factory
- Plantation shutters and elegant dentil molding
- Windows replaced in 2010
- Rinnai tankless water heater installed in 2010

Comfort & Efficiency

- Heated and air-conditioned front sunporch added in 2010
- Two-zone central HVAC system installed in 2018 and serviced twice annually
- Electric forced-air heat with supplemental natural-gas radiant heat for additional comfort during colder months
- New crawl-space insulation and moisture barrier installed in 2018

Garage, Driveway & Outdoor Living

- Oversized garage structurally reinforced in 2010 with additional supports, beams, stairs, and a new raised concrete slab
- Lofted garage attic provides ample storage space
- Garage electrical system and subpanel updated in 2012
- Extended concrete driveway poured in 2010
- Beautiful concrete rear patio with stamped-brick accents, completed in 2010
- Wooden privacy fence installed along the rear and sides of the property in 2020
- Attractive black aluminum fencing with a gated driveway entrance
- Professionally installed sod and backyard French drainage system

Roof, Maintenance & Environmental Improvements

- Comprehensive roof work completed by Stevens in 2019, including replacement of the asphalt-shingle roof, refurbishment of the standing-seam metal roof, and replacement of the front dormer
- Asbestos abatement completed
- Oil-tank abatement to be completed August 14th
- Maintained under a termite and pest-control contract with Spyve; most recent inspection completed in April 2026