

2705 W. St. James, Cleveland Heights
Home Features and Upgrades (2005)

Interior:

- ▶ Central Air, two zone, installed throughout house
- ▶ New Ralph Lauren and Martha Stewart Designer Paint throughout
- ▶ Restored Hardware throughout entire house
- ▶ Refinished hardwood floors on 1st Floor
- ▶ Security System
- ▶ New Satin Nickel light switches and electrical plates throughout entire house

Foyer:

- ▶ New storm door
- ▶ New paint
- ▶ New Light Fixture
- ▶ Restored Hardware
- ▶ Refinished hardwood floors
- ▶ Original crown molding

Living Room:

- ▶ New designer paint
- ▶ Wood burning fireplace with original 1922 handcrafted tile, decorative wood surround and built-in electrical
- ▶ Refinished hardwood floors
- ▶ French doors to covered Porch
- ▶ New designer Satin Nickel hardware on built-in bookcase
- ▶ New electrical and cable access
- ▶ New shoe mold on floors
- ▶ New Satin Nickel fixture plates
- ▶ New Ceiling
- ▶ New Copper finished radiators

Den/Wine Room:

- ▶ New window treatments and custom blinds
- ▶ New ceiling fan
- ▶ New designer paint
- ▶ Refinished hardwood floors
- ▶ New shoe mold on floors
- ▶ New Copper finished radiators
- ▶ Built-in Bookcase
- ▶ Stunning original crown molding

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Kitchen:

- ▶ New designer paint
- ▶ New ceiling fan with remote control
- ▶ New Satin Nickel task lighting above sink
- ▶ New countertops and tile backsplash
- ▶ New Satin Nickel hardware on cabinets
- ▶ New side-by-side refrigerator
- ▶ New garbage disposal
- ▶ Dishwasher, Gas Range, decorative Range Hood and Microwave included
- ▶ Hardwood floors
- ▶ Oak cabinets
- ▶ New Satin Nickel decorative air vent
- ▶ Custom Blinds

Breakfast Nook:

- ▶ New countertops
- ▶ New ceiling with can lights
- ▶ New Satin Nickel hardware on cabinets
- ▶ Oak cabinets
- ▶ New tile backsplash
- ▶ Cable outlet
- ▶ New electric
- ▶ Custom Blinds

Dining Room:

- ▶ New Satin Nickel light fixture
- ▶ New Satin Nickel decorative air vent
- ▶ New designer paint
- ▶ Refinished hardwood floors
- ▶ New Digital Programmable thermostat
- ▶ Stunning original crown molding

Playroom/Nanny's Quarters:

- ▶ Complete restoration down to studs
- ▶ Hardwood floors refinished
- ▶ Insulated walls and floor
- ▶ New ceiling fan and can lights
- ▶ Custom blinds
- ▶ Built-in bookcase
- ▶ New custom closet system
- ▶ New paint, hardware and closet door
- ▶ Private entrance to 1st floor bath
- ▶ Oak cabinets in rear entry

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1st Floor Bath:

- ▶ New ceiling with crown molding and can lights
- ▶ New decorative matching pedestal sink and toilet
- ▶ Restored hardware
- ▶ New plumbing and designer paint
- ▶ New electric
- ▶ Window treatment

Hall and Pantry:

- ▶ New Ralph Lauren suede paint
- ▶ Newly painted pantry
- ▶ New custom cabinet system for hall pantry

Basement:

- ▶ New steel security door and frame for separate entrance
- ▶ New electrical breaker box
- ▶ New 75 gallon hot water tank
- ▶ Gas Furnace (inspected and cleaned 2005)
- ▶ Removed 1922 Steel Furnace
- ▶ Sealed Basement walls with UGL Paint (Moisture Protection)
- ▶ New Paint on Ceiling and Floor
- ▶ ½ Bath in basement
- ▶ Unfinished

Master Bedroom:

- ▶ New ceiling with crown molding
- ▶ New French Door
- ▶ Berber carpet over hardwood floors
- ▶ Restored hardware
- ▶ Custom Window Treatments
- ▶ New paint
- ▶ Installed additional electrical outlet
- ▶ Installed Cable outlet
- ▶ New custom closet system

Second Bedroom:

- ▶ New Satin Nickel wall sconces
- ▶ New ceiling fan
- ▶ New outlets
- ▶ Cable outlet
- ▶ Custom Window Treatments
- ▶ Berber carpet over hardwood floors

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Third Bedroom:

- ▶ New carpeting and crown molding
- ▶ Ceiling fan
- ▶ New hardware and custom blinds
- ▶ Refinished walls
- ▶ New lock to exterior
- ▶ Porch
- ▶ Hardwood floors beneath carpeting

Fourth Bedroom:

- ▶ Panoramic windows and views of Historic Fairmont homes
- ▶ New ceiling fan with remote control
- ▶ New French door
- ▶ Hardwood floor
- ▶ Designer Ralph Lauren suede paint
- ▶ New electrical

Master Bath:

- ▶ New 6 ft Jacuzzi tub with waterfall spout
- ▶ Marble floors, subway tile with marble accent tile
- ▶ New ceiling with crown molding and can lights
- ▶ New medicine cabinet and light fixture
- ▶ New glass shower door
- ▶ New plumbing and water lines
- ▶ Designer pedestal sink and toilet
- ▶ New electric
- ▶ Insulated walls
- ▶ Complete restoration down to studs

Hall Bath:

- ▶ New Spa feel designer Limestone and Glass Shower with Rainfall Spout
- ▶ New marble floor
- ▶ New lighting fixtures and heat lamp
- ▶ New pedestal sink and toilet
- ▶ New electric and plumbing
- ▶ New paint and Satin Nickel hardware

Exterior:

- ▶ New cement driveway, sidewalk and brick-lined front walkway
- ▶ New Front Entrance Light Fixture
- ▶ New Cleveland Quarry Sandstone Patio and walk path with herb garden
- ▶ New Landscaping and lawn

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Exterior: (cont)

- ▶ New doorbells (front and rear)
- ▶ New Flowerbed in Rear and vegetable and rose garden on side
- ▶ New Brass hardware on rear entrance
- ▶ Professionally designed flowerbed along driveway (beautiful in spring)
- ▶ New front porch stoop with new brick and limestone
- ▶ New flat roof above back of house
- ▶ New flat roof above side porch
- ▶ New flues, chimney caps, and tuck-pointing on chimney
- ▶ New electric in front and rear of house
- ▶ Accent lighting along drive and motion detector lights in rear
- ▶ New electric in garage with new garage door opener
- ▶ Back porch rebuilt and Newly repainted
- ▶ New railing on 2nd floor deck
- ▶ New paint on exterior of house and garage (Summer 2005)
- ▶ New rear storm door
- ▶ Two Car detached Garage with high ceilings and doors, perfect for SUV's