

## Improvements Made by Present Owner to 309 East 4<sup>th</sup> Ave.

### Exterior

1. All exterior repainted approximately 2 years ago
2. All rotten wood around gutters replaced
3. Side fence - rotten wood replaced / 23 boards and painted
4. All new landscaping, new trees added
5. All new exterior lighting replaced
6. \$11,000 in landscaping
7. Side shutters on house repaired
8. \$10,000 in 3 maple tree removal
9. Side driveways repaved
10. Side driveway brick wall added
11. Slate walkway with circle garden added / entrance to front door
12. New fountain with lion head added to garden

### Wood Room

1. Entire room hand sanded / refinished
2. Bay window with door hand painted by artist to look like wood
3. New recess lighting for portraits
4. Ceiling repainted and repair work done over fireplace
5. Scalamandre drapes \$24,000 to remain

### Bar Off Wood Room

1. Wallpaper from 60's stripped and rewallpapered (Scalamandre)
2. Ceiling hand painted in gold leaf by artist
3. New brass sink and faucet
4. New granite countertops
5. New antique chandelier added

### Dining Room

1. Scalamandre fabric on wall in timeless Damask \$10,000 plus cost of labor
2. All mill work painted
3. Chandelier was purchased from prior owner for \$10,000
4. Floors finished
5. Custom drapes \$7,000
6. Custom shutters

### Kitchen Downstairs

1. All cabinets painted x 2
2. All new hardware

3. All new high end appliances – stove, microwave, sink, faucets, ice maker, refrigerator, and dishwasher
4. All new under cabinet lighting
5. New overhead light
6. Marble countertops added \$7,000 plus labor
7. Sub floor removed and replaced
8. New hardwood floor installed, molding added to floor
9. Shutter repair, new designer window treatment
10. Repainted

#### Elevator

1. Repainted
2. Checked for safety
3. Recarpeted
4. Base molding added

#### Office

1. Wallpaper stripped and repainted
2. Floors refinished
3. Custom made shutters
4. Window treatment and hardware \$4,000
5. Purchased light from previous owner

#### Turquoise Room Downstairs

1. Repainted
2. Custom shutters
3. New drapes and hardware
4. Chandelier belonged to the 8<sup>th</sup> count of Spain, to remain

#### Bathroom Off Bedroom

1. Repainted
2. Designer wallpaper
3. New chandelier
4. New faucets
5. Venetian mirror
6. New sconce lighting added
7. Closet painted

#### Green Room Downstairs and Bath Downstairs

1. Wallpaper
2. Chandelier added

3. Floors refinished
4. Lighting added to bath
5. Custom shutters

#### Side Foyer

1. All woodwork sanded by hand
2. Repair and painted
3. New Brunswick wallpaper
4. Safe off side painted
5. Marble floor cleaned

#### Front Foyer

1. Wallpaper stripped
2. New Scalamandre wallpaper \$3,800
3. Antique chandelier added

#### Laundry Room

1. New lighting

#### Upstairs Master Bedroom

1. Old wallpaper stripped
2. New paper added
3. New hardware
4. New lighting off dressing room
5. Dressing room, painting will be completed by seller

#### Upstairs Kitchen

1. Designer wallpaper to kitchen and breakfast room
2. New refrigerator
3. New custom drapes in breakfast room
4. Shutter repairs and painted, new hardware
5. All cabinets repainted and the ceiling

#### Key Selling Points

1. All brick between the rivers
2. Two homes or one
3. Two driveways, off street parking, portico on one side with slate roof
4. Security camera upstairs and downstairs
5. Sprinkler system
6. Historical gate from First Female College of Rome

7. Brick garden wall
8. Two kitchens
9. Estimate to replace red gum paneling in family room is \$250,000.00
10. Hardwoods throughout
11. Granite and marble countertops
12. Low utilities and low maintainance
13. Huge dining room
14. Endless storage, attic and cedar closet for storage also
15. Outside building for tools
16. Golfer's closet in front foyer
17. Two steel door safe for valuables
18. Two bars
19. Elevator
20. Two stairways
21. Fountain in garden
22. Two entrances
23. Clock tower hill sits in back yard