

UPGRADES TO 94 POST LANE SINCE 2023

INTERIOR:

- Painted all walls and ceilings throughout house
- Upgraded all electric throughout house including new wiring, new switch plates and remotes with Ocean Electric
- Upgraded plumbing including new water filtration system throughout house with Kevin Harrington Plumbing and Heating
- Installed an enlarged new primary bathroom which included new tub, sink, wall hung toilet and bidet, full glass shower enclosure, tiled walls and radiant heated floors
- Replaced entire HVAC system with Perfect Temp Heating and Air Conditioning
- Installed decorative panels along staircase wall and upstairs hallway to match existing panels in dining room
- Designed and installed custom crafted wooden bookshelves to create library
- Replaced all interior doors to primary with frosted glass paned decorative models
- Installed new shelving in primary closet
- Installed new insulation under floors in entire house
- Installed custom fitted remote controlled gas units in all (3) fireplaces
- Installed electric fireplace in barn/poolhouse
- Refurbished entire kitchen which included new marble countertop, new wainscot panel for backsplash and kitchen Island base, new refrigerator, dishwasher, sinks, faucets, disposals and professional grade Viking Stove
- Installed new washer and dryer
- Installed new pocket door to create storage in laundry and powder room area
- Removed screened in porch to extend kitchen seating area which included installing new header to support roof ,new floors to match existing flooring and installing new Marvin windows and doors

EXTERIOR CONSTRUCTION:

- Bleached entire house to remove mold and prevent damage to old existing hand cut cedar shingles
- Removed black top driveway along entire Eastern border of property
- Created newly designed driveway and courtyard and installed cement and pea grit gravel with steel edged border
- Installed new fence and decorative lattice throughout rear of property
- Refurbished original Tortorella Pool with new salt-water filter and heater. Work done by Rachel Lynch Pools
- Created barn/pool house for entertaining and living space from old garage. Installation here included new barn doors, new wood panels with insulation, new Marvin sliding doors and windows, painted entire exterior and interior structure

- Constructed new south facing porch including new flooring, stair railing, oversize step, roof and copper gutters and leaders
- Rebuilt all existing porches and in some cases extended with matching hand built stair rails
- Painted inside and out small “summer kitchen” shed by pool
- Installed courtyard of pavers in sod joint between main house and barn/pool house
- Installed pavers in sod joint to the south of barn/pool house to extend covered porch area
- Installed outdoor shower, utility area and garden shed fence
- Installed irrigation and drip lines throughout entire property

LANDSCAPE:

- Installed 28” matching Arborvitae “Green Giants” along Eastern border of property and along the street to create privacy
- Transplanted existing foundation plantings to create front garden
- Transplanted existing plants from along the pool edge to South border to open the space
- Purchased and planted new Dogwood, Hornbeam, Rhododendron, Euonymus Alatus, English Boxwood and more throughout the entire property