

Renovation Description

This home was built in 2001 and acquired by the current owners in 2004 for \$1,450,000. Shortly after acquisition, they commenced a major renovation project investing nearly \$500,000 in two phases, as detailed below.

Phase 1 (2005 - Interior):

- New oak flooring throughout the home
- Complete remodeling of the kitchen including appliances
- Reconfiguring and renovating the first floor powder room
- New paint, wallpaper & professional decorating throughout
- Alarm with motion sensors, individual window/door and glass sensors throughout
- Entire home wired for audio; each room has speaker and wired for digital audio, capable of listening to different sources in each room
- Vista ante-glare film on all windows to minimize sun heat and to protect the floors and furniture
- Moldings and decorative accents throughout

The home is equipped with 3 zone heat and a/c, radiant heat in the master bathroom and kitchen. A pressure pump was installed to increase water pressure to the entire home.

Phase 2 (2006/2007 - Exterior):

Engineer (employee of the Town of Southold) was hired to oversee all work, which included the following:

- Retaining wall constructed on the Southwest property line to enlarge the width of the property and allow installation of an infinity a/k/a negative edge gunite pool
- Soil samples were extracted by two different engineering firms (Soil Mechanics and Slacke Test Borings) and compared to determine viability and strength of the bluff soil to support a pool
- (24) two foot round cement pilings about 30 feet deep were installed to support the gunite pool
- Pool is infinity edge, free-form with coral blue tiles, a seating bench and water jets. Lights are installed in the negative edge catch basin and in the pool

- Separate oil pool heater installed to reduce the costs of heating
- Limestone patio surrounding pool with a 2 foot stone wall and bluestone caps
- Second patio adjacent to the house
- Fenced and security gates
- Bluff vegetation was planted to maintain the integrity of the soil under supervision of the town engineer
- Second retaining wall was installed on the North East side to allow for proper water drainage
- In-ground sprinklers installed by Sound Shore Irrigation (Mattituck, NY)
- Property was carefully and pristinely landscaped by Briarcliff Landscaping (Southold, NY)
- Pool construction done by Jack Anthony Pools (Southampton, NY)
- Patio and retaining walls done by Masonry Construction, Matthew Rychlik (Cutchogue, NY)

Additional Note:

- Exterior painting and staining of cedar shingles completed in June, 2010

Cost of Phase I Interior Remodeling: Appx \$175,000

Cost of Phase II Exterior Remodeling: Appx \$295,000