

## **16 Coolidge Road, Marblehead IMPROVEMENTS:**

### **Interior:**

**Demolition of old kitchen, wall between kitchen and dining room, and all bathrooms.**

**New kitchen with all new custom cabinetry, stone counter tops, stainless steel appliances (Subzero refrigerator, Wolf induction stove, Fisher Paykel 2-drawer dishwasher, wine cooler).**

**Re-worked both staircases, flare bottom foyer stairs.**

**New wood flooring on first floor and lower level.**

**Replace some windows with Anderson Windows.**

**Bathrooms - (4.5) All new tiling, toilets, sinks and tubs, fixtures, cabinets, counters, heated radiant flooring and heated towel racks.**

**New direct vent 75 gallon hot water heater.**

**Radiant heat - lower level bedroom, hallway and family room.**

**New side entrance door to yard on the lower level.**

**New door and stairs to ocean from family room.**

**New French doors and (3) large oceanfront picture windows in Sun Room with "Storm-Watch" glass.**

**Garage and basement floors, newly coated with epoxy.**

**New washer and dryer.**

**Upgraded Security System.**

**Insulation: added some Closed Cell Spray Foam Insulation.**

### **Exterior:**

**New Stainless-steel Cable Railings along seawall.**

**New door, landing and stairs on lower level (ocean side).**

**New outdoor hot tub, bluestone with reinforced concrete pad.**