

3545 Narragansett Avenue – Annapolis, MD 21403 - Features & Improvements List

HVAC:

2009

- High efficiency gas furnace with all new duct work installed for the first floor. The heat exchanger was replaced in 2018. Also serves as auxiliary head for the first floor.

2014

- Central Air Heat Pump for the first and second floors installed with separate duct work.

Plumbing:

2014

- Heidler Plumbing installed all new Pex pipes, PVC drainage pipes. All new bath & kitchen fixtures supplied by Ferguson
- Water Heater Replaced
- New water softener & water treatment system installed
- New pressure tank (blue air bladder that regulates the water pressure)
- Permanent sump pump with float installed in the crawl space

Electrical:

- 200 amp panel installed with all new wiring and devices
- Most all lighting fixtures replaced & exterior lighting added
- Coaxial cable for both cable TV & antenna service with double jacks provided in six locations throughout the house. Distribution box is located within the garage.
- Master Bedroom has 100 amp sub panel

Exterior:

2009

- Sunroom doors replaced

2010

- Seawall / Bulkhead revetment installed and stringers replaced on dock

2014

- Roof replaced with Landmark architectural shingles
- Gutters Replaces
- Anderson 400 Series wood windows with true divided light window panes
- Siding replaced with Certain Teed Insulated Cedar Impressions siding
- Closed Cell insulation added to the exterior walls
- Brick Exterior painted
- Cedar Wood shutters for front windows added
- Custom Wrought Iron railing at front door installed
- Replaced front sidewalk to front entryway and front steps with stone pavers.
- Lawn regraded for positive drainage with AACO approval

Interior:

2014

Kitchen:

- Completely remodeled. Design by Kitchen Concepts of Annapolis with upgraded Kraftmaid cabinets and custom cove molding
- Quartz Counters
- Dimmable under countertop lighting & up-lighting located above wall cabinets
- Custom wood blinds

Powder Room:

- Premium Kohler Katherine Collection fixtures installed
- Custom linen tower designed by Kitchen Concepts to match kitchen cabinets
- New Exhaust Fan

Upstairs Bath:

- Initially updated (2014) with tongue & groove ceiling & bead board wainscoting added
- Casement window with custom wood blinds
- Walk in closet

2014

Master Bedroom Suite:

- Original hardwood floors refinished
- Closed Cell insulation in walls, ceiling and fiberglass insulation installed in floor joists
- Custom walk in tile shower in master bath
- Washer & Dryer hook-up provided in walk-in closet

Other:

- Stairwell – custom handrail installed, landing ceiling raised
- Fireplace – new damper & lining in wood burning fireplace
- Ceilings – all 1st floor ceilings replaced with new drywall & sound insulation installed in floor joists
- Hardwood floors – all hardwood floors are original and refinished
- Garage – new cement slab with original style carriage style doors.
- Side yard fencing with two gates

2019+

- Hired a Professional Interior Designer to Re-decorated
- Much of the Interior Re-Painted
- Composite Waterside Deck
- All windows on the enclosed year round waterside porch replaced
- Updated 2nd level full Bath renovation with custom tile walk-in shower with built-in seat, separate shower head and handheld shower wand, heavy glass panels, custom double vanity, updated lighting and custom tile flooring
- Remodel of the living room including custom hearth, tile surround and mantel. New French doors leading to enclosed porch.
- Re-Decked pier, with railing and large section for entertaining on the water
- Replaced HVAC Unit in the master bedroom suite
- Reclaimed doors converted to side light windows, as part of the French Doors that lead to from the dining room to the office
- New window without dividers between porch and living room to open up view
- Updated many of the Ceiling Fans with lights & Lighting Fixtures with designer selections
- Custom blinds
- Re-Tiled the shower in the full bath that is located in the bedroom that is located above the garage.