

UPGRADES

3 FRANKLIN STREET

- High quality building materials
- Custom siding
- Fully insulated garage
- Plywood used on construction framing not particle board
- Basement walk up
- Front porch
- Back concrete porch off family room/kitchen with finished cedar ceiling
- Custom kitchen
- Large island with upgraded marble
- All cabinet knobs drawer pulls throughout home have been upgraded
- Upgraded hardware throughout home
- Top of the line Jenn-air appliances, cook top, double ovens, warming tray, Jenn-air built-in fridge with ice and water
- Paneled Miele dishwasher
- Wet bar in kitchen with wine fridge and matching Brizio faucet
- Walk in pantry with microwave and charging station/jacks
- Waffled ceilings in family room
- Custom fireplace and built in entertainment unit with French style doors/grommets and custom glass
- Hardwood floors throughout
- Large mudroom, entrance from side door and garage, large closet in mudroom
- Heated marble floors in entrance way and mudroom
- Curved custom wooden front door
- Curved custom wood windows in dining room
- 2-storey stunning dining room with chandelier
- Pocket doors in dining room
- Bullet lighting in dining room
- High tech smart alarm, 3 panels throughout house
- Smart home, lighting and heat
- Professional installed sound system/to system throughout home and all rooms
- Powder room on main floor/heated marble herringbone floors, custom vanity with Brizio crystal ball faucet
- 9 foot ceilings on main floor and basement

- Bullet lighting on stair case landings
- Bedrooms coffered ceilings
- Shared main bath/heated floors/ stand up shower
- All vanities custom
- All bedrooms have built in custom organizers
- All bedrooms are wired for internet and TV
- Master bath 5 piece/ heated floors/ pocket doors
- All fixtures and toilets are of high quality (DVX and Toto toilets)
- Master walk-in custom closet, with charging station/pocket doors
- Laundry room on 2nd level – water sensor in laundry room
- Custom walk-in closet off laundry room
- Custom basement with large windows and walk out
- Tiled heated floors
- Custom bar walnut with, dishwasher, microwave cooker, sink
- Wine cellar/cantina off bar with side by side fridge, freezer, storage, and counter
- Marble counter tops
- Floating light over bar
- Custom banquette adjacent to bar with electric fireplace
- Storage under stairs
- Electric room with all boxes, Internet etc.
- Cantina in furnace room
- Large gym
- Smart switches throughout house
- Custom media cabinet with built in projection screen area
- Gas generator
- Professional landscaped
- In ground sprinklers
- Mature trees planted
- Interlocked/ stone
- Custom stone work around porch
- Outdoor cameras
- Sump pump
- Custom Eavestrough
- Dining room crystal chandelier
- Light fixtures
- Custom wainscoting throughout home
- Upgraded doors and baseboards
- Outdoor lighting