

Home Improvements/Special Features

24 Normandy Rd, Lexington MA 02421

Outside:

1. Hot Springs Hot Tub – 7 person
2. Outdoor TV – Sunbrite which pivots from Hot Tub to Deck
3. Sonos music at Hot Tub, Deck and Patio
4. Raised timber planter box on side of house
5. Whole House Generac natural gas generator
6. Installed maintenance free Fence around entire property including three gates.
7. Professionally landscaped and maintained
8. Trampoline
9. Stamped concrete patios for hot tub and off deck

Garage:

1. Epoxy finished garage floor
2. Built in cabinets
3. Storage system on side wall for bikes, tools, etc.
4. Tesla charger
5. Heated with thermostat

Audio/Video:

1. Control4 system which integrates security, thermostats, music and TV
2. Sonos sound throughout house
3. Security system
4. Security cameras in front, side and back yard
5. Electronic door entry from garage
6. Video door bell
7. Control pads in Family Room, Lower Level and Third Floor

House:

1. Built in cabinets for TV and storage in Family Room
2. Built in bench seating on each side of fireplace in Family Room
3. Built in bench and storage in breakfast nook
4. Professionally designed by Robin Gannon Interiors (colors, window treatments, lighting)
5. Study/office added glass door and transom
6. Custom runner on stairs, second floor hallway and by front door
7. Window treatments throughout with wood blinds and/or wood shutters
8. Custom lighting in Kitchen and Dining Room

Lower Level:

1. Finished off entire lower level.
2. Custom professional gym with glass wall:
 - a. Rubber flooring in half of the space

- b. Mirrored wall
 - c. Sauna
 - d. Locker room with three lockers and bench
 - e. Two TV's
 - f. Two TRX set ups
3. Built out full bathroom with heated floors, steam shower w/rain head and custom mirror
 4. Recreational area with built in cabinets for storage and entertaining with granite counters
 5. Jenn Air under counter beverage center
 6. Second laundry room with full sized stack washer/dryer and utility sink
 7. Installed dual sump pumps on separate circuits
 8. Custom wine cellar build by Boston Wine Cellars:
 - a. Cork floors
 - b. Dedicated cooling and humidity control system
 - c. Spray foam insulated
 - d. 1,300 bottle capacity
 - e. Old wine barrel as part of table
 - f. Beautiful solid wood door with glass and iron decorative front
 - g. Electronic door lock (coded)

Third floor:

1. Built Home Theatre:
 - a. Theatre seating with raised second row
 - b. 7 leather electronic reclining chairs
 - c. Custom lighting including sconces and step lighting
 - d. 100" Black Diamond screen
 - e. High Definition Projector
 - f. Surround sound speaker with dual bass speakers
 - g. Faux Tin Ceiling
 - h. Special insulation for sound installed in floors and walls
2. Billiard Room with built in bar around room and wood paneling plus TV.
3. Entertaining area with sink, Jenn Air under counter beverage center and a two tap Kegerator
4. Seating area with TV
5. Full bath with shower. Travertine tile in shower and floor. Furniture grade cabinet with sink.

Key Service Providers:

1. Sounds Good – all audio and video components and maintenance
2. Scott Fitzgerald Landscaping – Mowing, sprinklers, landscaping
3. Mike Leary – Snow plowing
4. Tru Green – fertilizing, aeration and overall shrub/lawn care
5. JW Elite Services – Concierge program for overall home maintenance and handyman Coordinates all key spring/fall maintenance plus other as needed
6. New England Spas – Hot Tub maintenance including drain/fill every 3-4 months.
7. Robin Gannon Interiors – Interior design and furniture
8. Suburban Lawn and Holiday – Installs outdoor holiday lighting and wreath over front window