**11A Galley Ave**

Detailed Renovations/Improvements

**Interior**

**Mud Room Addition, 2008**

* Fully insulated.
* Premium blue slate tiled, heated floor.
* Wood clapboard siding.
* California shutters.
* French doors with vintage finishings lead to the dining room.

**Basement, 2008**

* Ceramic tile flooring throughout.
* Bathroom toilet (Kohler) and sink (American Standard).
* LG HE washer and dryer.

**Second Floor Bathroom, 2009**

* Glass mosaic wall tile.
* Carrara marble floor.
* Extra-deep soaker tub.
* Kohler fittings throughout.

**Extensive General Renovations, 2011**

* New oak hardwood flooring on first, second, and third floors.
* New historically accurate staircases, posts, and railings connecting first, second, and third floors.
* Oversized Velux skylight on the third floor with a custom Hunter Douglas blind.
* Specially ordered, 8-foot tall Ridley sliding door leading out to the rear yard, with removable screen door and Hunter Douglas blind.
* Custom kitchen design with solid wood, soft-close drawers, painted in Farrow & Ball.
* Kitchen cabinet hardware from Restoration Hardware.
* Kitchen feature wall displaying handmade Spanish subway tile.
* Soapstone kitchen counters.
* Upgraded spray-foam insulation (primarily third floor and kitchen).
* Marble mosaic tile in foyer.
* All knob-and-tube removed.
* High-efficiency gas furnace.
* American Standard central air conditioning.
* Third floor Comfort Star wall-mounted AC.

**Appliances**

* Wolf gas range. (2012)
* Kobe range hood. (2012)
* Bosch dishwasher. (2012)
* Frigidaire counter-depth French-door refrigerator. (2023)

**Exterior**

* Roof. (2008)
* Rear staircase, custom designed by Angus Skeene Architects, fashioned with powder-coated metal and cedar. (2012)
* Two-car garage with automatic garage openers and cedar shingle siding. (2014)
* New custom front entry door, Lepage Millwork. (2016)
* Rear yard slate patio, walkway, and separate barbecue area. (2013)
* Rebuilt front porch posts, masonry columns leveled and supported with new concrete bases. (2016)
* New rear yard privacy fencing. (2020 - east side) (2022 - west side)
* Gardens: Lush, low-maintenance perennials, including ostrich ferns, tiger lilies, hostas, ivy, plus two rare dwarf magnolia trees, forsythia and lilac, and a mature climbing rose.