



1909 Queensbury Ave Features & Updates

Home completely renovated from the studs in 2008 with Permits

- New windows
- New insulation
- New wiring
- New plumbing
- New decks
- New upstairs kitchen
- New drywall throughout
- New flooring throughout
- New front entrance stairs
- New paving
- New HVAC system
- New doors throughout
- New roof
- New suite kitchen
- New front entrance stairs

1200 sqft fully furnished vacation suite downstairs

- 2 entrances
- Laundry/kitchen
- Suite was fully renovated again in Dec 2014 with new flooring kitchen counters and appliances
- Suite generates \$200/night or \$3600/month
- Generated over \$30,000 in 2014
- Listed on VRBO, Air BnB, Trip Advisor

Garage/Workshop completed in 2014

- Multi use options, wired for sound with 9 wall plates for speakers and TV/cable hookup
- 200 sqft heated garage
- 400 sqft bonus area with 21 ft ceilings
- Bonus 400 sqft heated crawlspace



ROLAND LEWIS

NORTH SHORE REAL ESTATE



Sussex



1909 Queensbury Ave Features & Updates

- Soundproofed media room in main house is wired with wall plates for 7:2 sound, a solid pocket door
- 2 Rinnai hot water on demand systems (1 - basement/1 - upstairs)
- Rainbird irrigation system throughout gardens, 6 zoned timer.
- Boiling water tap in kitchen
- Outdoor hot water tap, good for filling the kids pool or washing a dog
- Outdoor infrared heater with timer switch on west deck
- Carrier heat pump and high efficiency furnace, AC for summer
- NUVO 8 zone sound system throughout home with touchpads in 6 rooms /decks with Sirius, Ipod jack, radio etc
- Cat 5 connectivity in every room of the main house and workshop for future use
- Dimmer switches on virtually every light switch in the entire house, great to set the mood and save energy
- Gas fireplace in living room with thermostat remote





1909 Queensbury Ave Features & Updates

- New concrete fireplace mantle by Dreamcast finished in Fall 2014
- High end appliances – Miele dishwasher, washer, dryer, gas stove. KitchenAide fridge, double oven and wine fridge
- Main floor laundry room has solid pocket door
- NU HEAT tile flooring in Master Bathroom and Suite Bathroom.
- Master ensuite has a solid pocket door
- Wired low voltage lights and spotlights around yard on photo sensor timer, can be turned on/off from light switch in dining room
- Light switch in house to control outdoor Christmas lights
- Wooden blinds and window covering throughout
- Screens on every window in the house and both sliding patio doors

Covered outside storage options for yard tools, lawn mower etc

