

## Renovations for 63 Waterfront Drive

63 Waterfront Drive has been completely renovated creating a spacious state of the art home with all new finishes, lighting, state of the art designer kitchen and master / main bath and much, much more.

A stunning entry greets you with new extra thick solid white oak double entry doors and bright nickel Baldwin hardware introduces you to the quality and care taken with this home's renovation. Old half walls and dated oak balusters were removed and custom heavy duty solid wrought iron railings were installed. A unique entry chandelier, painted entry wainscoting, and custom columns with specialized led lighting capitals finish the welcoming effect.

Enter the main floor and you find the spacious open concept floor plan that was created by removing existing walls. The extra large living / dining room features a gas fireplace, bay windows and traditional paneled millwork mantel with antique teardrop crystal sconces. All new period style window casing and baseboard trim were installed that are richly detailed to create deep shadow lines. Painted basswood shutters filter the abundant natural east / west light from the floor to ceiling windows. providing stunning natural daylighting. The play of morning and afternoon/evening lighting and shadows create a dynamic and ever changing natural lighting experience all day long.

Designer LED, high color rendition index, glare free recessed lighting fixtures are used throughout the home providing wonderful highlighting to accurately show the colors of your furnishings and artwork while also providing great workspace lighting in the kitchen area. High quality in ceiling individual space volume controlled speakers with Wi-Fi SONOS connection are provided throughout all floors of the home enabling you to listen to your favorite music news streaming services. All spaces received tall period style base and door casing along with solid wood Craftsman styled panel doors and premium Emtek nickel hardware. Replacement flooring throughout all floors is durable vulcanized solid wood. On your left is an enlarged kitchen featuring solid wood cabinets with Craftsman-styled inset panel doors, unique nickel hardware pulls, and premium solid granite countertops that sparkle with natural mica. You will note a wide pantry cabinet with unique pull out coffee bar and drawers and upper shelf dividers for trays provide plenty of storage space. Interior lit cabinets with multi lite doors show off your glass and dinner ware while providing an attractive lighting focal point. The Subzero refrigerator, six burner WOLF dual fuel range, Wolf Microwave / Convection Oven, Miele dishwasher and spacious counter area will make meal preparation and clean up as easy as possible.

To the left of the kitchen you will find a spacious breakfast eating area with wine / beverage cooler and wine, liquor storage cabinetry. This area leads onto the large outdoor deck with flower basket railings and a view of the water and the serene beautifully landscaped green, designed by award winning landscape architects LaQuantra-Bonci. A dramatic and conveniently located powder room on the main floor features a large washstand sink with polished brass legs and hardware.

On the second floor you will find an efficient laundry with energy conserving washer and dryer, a closet and cabinets for storage of cleaning supplies. To the left of the laundry you find the huge main bedroom/office nook and bath and two extra deep walk-in closets with more than ample shelving and rod space.

The main bathroom has been completely redesigned to include a custom double-bowl solid quartz sink top with under mount ceramic bowls. Under the vanity top you will find a unique custom vanity cabinet with pull out drawers that include concealed electrical outlets to power your chargers and hair care appliances. Above the vanity an extra-large backlit mirror has multi lighting effects that bathe the bathroom in warm or cool light effects. Across from the vanity there is an extra deep closet, the toilet room with translucent glass door, and to the left of that a large shower with seat, recessed shelves and a large rain head and handheld shower. At the end of the bathroom sits a large and deep soaking tub with a high volume tub filler to provide a quick fill with plenty of hot water, designed for a relaxing bathing experience. All plumbing fittings are nickel plated premium line Kohler fixtures. Wainscot paneling and a live edge butternut natural finish shelf provide additional designer details. A spacious light-filled guest bedroom with large bath and deep storage closet is on the second floor as well.

The third floor contains a cathedral ceiling space with sun soaked large pediment and bay windows with a full bath that can be used as a third bedroom or spacious family / entertainment area. A door leads to significant additional finished storage including a cedar-lined closet. A unique spiral staircase takes you up to a small sitting area with clerestory windows in the iconic cupola at the very top of the home.

The ground level includes an oversized double car garage with epoxied floor and large storage closet with plenty of shelf space. On entrance at this level there is a double door coat closet and a bonus finished room, with a door leading out to a large underdeck storage area enclosed with lattice and a security lock that can be used for kayak or bike storage. There is yet another pantry storage room with shelving and a utility room with laundry sink and the home's air handler units. Premium energy efficient, durable newer Trane air handler and outside condensing units are in place coupled with a Wi-Fi multi zone smart thermostat that gives you individual zone control to regulate temperature on the main floor apart from the upper floors as well as regulating temperatures from remote locations. A MERV 13 air filter will provide allergen and dust removal and the Aprilaire humidifier provides needed humidity control in the winter months.

63 Waterfront Drive has been thoughtfully renovated by an experienced award winning design and construction team with deep renovation experience and a history of excellent quality to provide you a care free, comfortable and exciting living experience for years to come.