

90 Beresford Features & Recent Improvements

The entire house has been extensively renovated over the past few years!

Exterior

- ❖ Stucco & stone front façade and flagstone walkway – 2019; and Vinyl siding 2013
- ❖ Iron-ore 8' front entry door and front windows - 2019
- ❖ Eaves and soffits with pre-wiring for pot lights at base of master bedroom peak - 2019
- ❖ Interlock driveway with electrical & gas lines roughed in to garage which may facilitate a gas bbq or fireplace in garage - 2019
- ❖ Large 19'x19' garage – one car parking or convert to studio/man cave/Bunkie
- ❖ Back deck Pergola with shade roof & side screens - 2019
- ❖ Patio door - 2013
- ❖ Newer (2014) main roof with high quality shingles
- ❖ Landscaped near maintenance free yard

Main Floor & Second Floor

- ❖ 9' ceilings
- ❖ Large ornamental bullseye casings, high baseboards and crown molding throughout
- ❖ Marquis Collection Kingsman Bentley Gas fireplace 39" with marble surround - 2016
- ❖ Bay window in living room
- ❖ Updated kitchen with Calacatta quartz countertops & herringbone marble backsplash - 2021
- ❖ Pot lights throughout with many Lutron programmable WiFi switches
- ❖ Large windows providing lots of natural light throughout
- ❖ Main bathroom has huge walk-in shower with rain head & Halo illuminated vanity mirror - 2019
- ❖ Large double closets in both master bedroom and middle bedroom
- ❖ Very high attic – opportunity for third floor living space (as was done at 96 Beresford)

Basement

- ❖ Underpinned to 8' ceiling height throughout plus walk-out - 2015
- ❖ Exterior foundation waterproofing, sump pump and extractor pump with check valve – 2015
- ❖ Spacious family room, Kingsman 33" gas fireplace, large windows, and lots of storage – 2018-2021
- ❖ Large Bedroom with plenty of light from door and window and fire alarm in room and outside room
- ❖ Full bathroom with heated floors, halo illuminated vanity mirror, original clawfoot tub
- ❖ Laundry nook with stacked front load washer & dryer – 2014
- ❖ Can be used as a guest/nanny suite - or potentially as an apartment by adding a kitchen
- ❖ High efficiency forced air gas furnace - 2006
- ❖ Central air conditioner - 2017
- ❖ On demand hot water heater - 2016
- ❖ Updated wiring and electrical service
- ❖ Upgraded copper water supply
- ❖ Upgraded waste drains