

1. We are conveniently located next door to the new Science Center and across the street from two churches and Monroe's Customer Services. There are two parking spaces on the Church Street side, two handicap parking spaces on Windsor Street and room for four cars in our driveway. Additional parking is available in the public parking lot behind our property.
2. The wall encircling our property is constructed with yellow "iron spot" bricks from Watsonstown, PA. Real Indiana limestone was custom cut for the eight columns that feature pyramids at the top. Black Brazilian granite was used for the bases on the front four columns. The yellow bricks in the wall match the bricks on the two chimneys. The wall project was built by Williams Masonry in Monroe. There are two wrought iron gates, by Stewart Iron Works in Kentucky. They add to the security of the house. All eight columns have lights that give amazing illumination at night. A switch, near the front door controls the column lights. The wall encloses a one hundred year old crepe myrtle tree in our yard and it is beautiful when it blooms every summer. The wall reaches a height of sixteen feet at the rear of the property and it not only adds beauty to the house, but security as well. We have 2,000 extra bricks that are in the basement. The wall project cost \$75,000 in 2009. Today, it could not be replicated at that price.
3. The metal roof shingles were installed in 2015 and have a lifetime warranty. An original shingle was shipped to Heather & Little in Ontario, Canada. A custom dye was made to fabricate the new 24 gauge, galvanized steel shingles to match the original shingles. The historical society was very pleased with the result. 7,000 shingles were ordered at a price of \$10.00 each. We have 2,000 extra shingles, that are stored at the rear of our home. The cost of the shingles was around \$70,000 and the installation was \$27,000. The roof replacement project cost was over one hundred thousand dollars in 2015.
4. In 2009, we petitioned the city of Monroe to replace our sidewalk due to its uneven and cracked concrete. The project was approved and the city replaced the sidewalk around our house and paved the street too. The fire hydrant was relocated to the right side of our property. A new street light was also installed to help illuminate the street at night. I paid the city over \$1,000 to bury our utility cables underground. Thus, there are no unsightly cables running to the exterior of our home. There are no utility poles or signs on our side of the street to obstruct the view of our home. These are details that would go unnoticed, if I did not point them out.
5. Our house faces south, so it is always bright and cheerful looking inside. The style of the house is Greek Revival with a large, columned front porch. Our house has seven fireplaces. They are not operable, so they are only decorative.
6. Upon entering our home, there is a large foyer. The seven foot high fireplace mantle is constructed of solid "tiger oak." This wood is unobtainable today. The new fireplace surround is Emperador maroon marble. The walls are painted deep sea blue, by Sherwin Williams. There is a powder room under the staircase. It features a Kohler toilet and a mop wash sink trimmed in white Carrera marble. All curtains, valences and window coverings will remain with the house.

7. To the right of the foyer is the front parlor. The walls and ceiling are painted Wedgwood blue, by Sherwin Williams. This room features a bay with oversized windows which face south. The fireplace is solid cherry with a veined, black marble surround. There are oak, pocket doors that can be closed to allow privacy in this room. All the fireplace mantles are original to the house and have new marble surrounds. The kitchen is accessible from this room and features Luna pearl marble countertops. White cabinets offer storage space for dishes and groceries. The French door refrigerator is by Bosch.
8. The ceiling height is eleven feet on the first floor and ten feet on the second floor. The first floor has its own thermostat for controlling the heat and air conditioning system. The 2015-2018 restoration project replaced all three HVAC units and ductwork. New plumbing, electrical, sheet rock, flooring, insulation, kitchens and bathrooms were installed. Internal wiring for WiFi and cable TV connections are in all main rooms and the upstairs bedrooms. The house meets all 2018 building codes. It is essentially a 2018 house inside a 1909 exterior. The floor space is about 5,400 square feet. There are two attics, one on the second floor and a large attic on the third level that features three gables with windows. The attic's ceiling height is approximately sixteen feet at the highest point.
9. All the new door and window casings are 5 1/2 inches wide. The door casings feature 10 inch plinth blocks at their bases. The baseboards are 9" in height. Two arches, with keystones are located on the first and second floor hallways. The main doors are solid oak and are 36" wide with operable transoms above for better air circulation. All the custom millwork was made by Stewart Enterprises in Monroe. The foyer has wainscoting that is original to the house. All floors are new, 3/4" thick white oak, with an English walnut stained finish. The walls have new sheet rock with insulation in all the exterior walls. There is additional sound insulation in the walls between the main house and the tenant apartment. There is also a two-hour, fire rated wall between the main house and the attached, tenant apartment.
10. All the light switches are new, UL approved push button style, in keeping with the historical design of the home. They were purchased from Killian Hardware in Chicago, IL. The switch plates are "antique, finished by hand" bronze with an egg and dart surround, purchased from the House of Antique Hardware. This egg and dart pattern is repeated in the light fixtures and the ceiling medallions. The ceiling light fixtures are Parisian bronze and match the color of the push button light switch plates. There is a large chandelier in the long, wide main hall. There are four wall sconces in the main hall and two in the staircase. Two recessed light fixtures at the end of the main hall illuminate the framed artwork. More details that might go unnoticed, but add to the harmony of design and charm of the house.
11. Looking in from the foyer, you will see the main hall. It has an arched entrance with a closet on the left. This closet has a white Carrera marble shelf and the control box for the WiFi and cable TV connections. A large opening was created in the main hall to give access to the living room. Another opening at the right, rear of the hall was also installed. Two massive, laminated beams were installed above these openings to support the load from above. Seven new piers were constructed under the house, to

accommodate the point loads of these openings and to add support for the new staircase.

12. All rooms on the first floor have two piece, seven inch crown moldings. To the right is the spacious living room. It is enhanced by a new stained glass window on the east wall. There is also a bay on the east wall with large windows that give additional light to the room. A wet bar with under sink and overhead cabinets and wine rack was also installed. A recessed, overhead light fixture gives ample light to this area. The bar features an under counter commercial grade refrigerator and a Kohler sink that is "caviar" in color. The countertop is Baltic brown marble and matches the marble in the fireplace surround. The walls are painted morning fog gray, by Sherwin Williams.
13. There is a recessed area at the rear of the main hall where artwork can be displayed. It is illuminated by two overhead lights. A wide corridor at the rear of the main hall leads to the laundry and full bathroom. The laundry room has a Samsung washer and an electric dryer that are red in color. The countertop is Venetian white marble. Under sink and overhead cabinets add additional storage. A deep, cast iron Kohler sink adds to the usefulness of this room.
14. The oversized, four piece first floor bathroom has white Carrera marble floor, countertops and shower. The lavatory has two Kohler rectangular sinks in ice gray with brushed nickel faucets. Two large beveled glass mirrors, with mother of pearl frames, hang above the sinks. A knee wall gives privacy to the toilet and bidet area. They are also by Kohler, from the Memoirs collection, in ice gray. All the toilets have soft close lids and are illuminated at night. The large, 3 x 6 foot shower has a glass door with white Carrera marble walls and a large marble seat. The floor is also covered in Carrera marble with a basket weave design. A large chandelier with a ceiling medallion provides overhead lighting. This is complemented by wall sconces and pendant lighting above the sinks. All lights and overhead ceiling exhaust fans have separate switches that are finished in brushed nickel with the egg and dart design.
15. The new staircase has the first two, oversized steps with rounded corners. The balusters have two spindles per step and a "squirrel cage" on the bottom step. The handrail is solid oak. The staircase has two landings and leads to the large, second floor bedroom sitting room. This room has three oversized windows that allow southern light and views of the Presbyterian and Methodist churches.
16. Upstairs are three spacious bedrooms, each with their original fireplace mantles and new marble surrounds. All bedrooms have ceiling fans for comfortable air flow. The paneled doors are solid oak and have overhead transoms for additional ventilation. Large closets, with shelves offer abundant room for clothes and storage. There is an arched opening to the wide, upstairs hallway and an additional storage closet. A separate, second floor thermostat allows for customized heating and air conditioning upstairs.
17. The large, upstairs bathroom is accessible from the central hallway and the primary bedroom. The bathroom has white Carrera marble countertops and two Kohler, rectangular sinks in ice gray. The toilet is by Kohler and is in a recessed alcove. The

floor is Carrera marble in a basket weave design. A large, walk-in shower completes this room.

18. Two doorways, one from the bathroom and the other from the east bedroom, lead to the second floor attic. This room is useful for storage and has seven, 4 x 8 foot pieces of sheet rock, if the buyer wants to finish the walls in this room. A flight of stairs leads to the third floor attic. This enormous open space has a sixteen foot ceiling, at its highest point and offers abundant room for storage. Three large gables have windows that offer stunning views of downtown Monroe.
19. The tenant apartment is accessible from the Church Street side of the house. It is currently unoccupied. The spacious apartment has its own entrance, utilities and two parking spaces. It is separated from the main house by a two-hour, fire rated wall. Inside the apartment you will find the same quality finishes as the main house and it also has eleven foot ceilings. The walls in the apartment are all painted morning fog gray, by Sherwin Williams. The entrance leads into the dining room and kitchen. There is also a washer and dryer in this large room. The kitchen features a new Whirlpool oven, microwave and an oversized stainless steel, French door refrigerator. New cabinets offer ample space for groceries and storage.
20. The large living room has a ceiling fan, oversized windows and a fireplace. WiFi and cable TV connections are above the fireplace mantle.
21. A paneled, solid oak door with transom leads to the large, first room that is typically used as a bedroom. It has two, oversized windows.
22. The bathroom is accessible from this room. It features a marble vanity, Kohler toilet and cast iron tub. The shower walls are covered in white, ceramic subway tiles.
23. The rear bedroom is accessible from the first room or the bathroom. It has a walk in closet with an overhead light.