

Upgrades and Mechanicals

Inside the Manor House

Added 4 large Bedrooms (was originally 3BR, 2 1/2 Bathrooms now 7 BR 7 1/2 Bathrooms)
Added 5 full Bathrooms
Replaced fixtures and upgraded the 2 1/2 existing Bathrooms
Installed crown molding throughout the house
Added ornamental staircase from the 2nd to 3rd floor
Enclosed back staircase as an emergency exit & second means of egress
Demo and renovated of 3rd floor: 3 large bedrooms with full ensuite bathrooms, installed large picture windows, raised ceilings, replaced 4" white pine flooring
Installed carpeting on stairs and landings
Installed custom-made shades, valences, window treatments and sheer curtains throughout the house
Restored the original wood floor on the 1st floor
Removed carpet from kitchen and installed easy to clean linoleum
Replaced hardware such as door knobs and door hinges through out the house
Added Anaglypta to the walls in the vestibule and 2 of the Bathrooms
Painted interior walls and trim throughout
Installed all new light fixtures, sconces and chandeliers throughout the house
Replaced dishwasher, stove, microwave and refrigerator in the kitchen
Replaced washer/dryer
Converted 4 of the 7 fireplaces to working gas fireplaces

Accessibility

Added an ADA compliant Bedroom and ADA compliant Bathroom on the 1st floor
Added a deck and handicap accessible ramp connected to the 1st floor Bedroom/Bathroom that is ADA compliant

Mechanicals

Electric:

Expanded the interior electrical capacity to 300 amps
Added 100 amp exterior box on front lawn and electric panel for outdoor events
Added 40 amp outlet to lamppost next to near exterior box
Installed lamppost lighting along driveway and around parking area
Installed lighting and 2 20 amp outlets at front sign
Added electric 2 20 amp outlets to front pillars and installed light fixtures on each pillar at front entry
Added WiFi with boosters on each floor
Installed a back up generator

Water:

Installed 2 additional wells
Installed Water storage & management system with water filtration, UV Light and water softener
Installed 2 water heaters and upgraded/replaced both within the last 5 years

Central Heating/Cooling:

Installed HVAC system for heating and cooling throughout the house with thermostats in every room

Safety:

Installed Fire Safety System throughout with horn strobes and sensors in every room

Installed a main frame panel to monitor the Fire System with a monitoring panel in the Cottage as well

2 Fire alarm pull stations on the 1st floor

Installed Fire Suppression Sprinkler System throughout with 600 gallons of water storage in basement

Added Exit signs and Emergency lights throughout as required by code for hotels

Outside the Manor house and Grounds

Replaced the Roof with asphalt shingles

Painted exterior of the house

Replaced railings on front porch and siding as needed

Added a deck and handicap accessible ramp connected to the 1st floor Bedroom/Bathroom that is ADA compliant

Installed a patio of stamped concrete off the back of house

Installed electric wiring and added lighting at the front entry and lampposts all along the main driveway and behind the house

Added the front entry sign and garden bed

Repaired existing and added new rock walls

Added landscaping and plantings at the front sign, along the driveway and all around the main house.

Removed dead trees and approximately 40 trees in front of the cottage

Removed trees and trimmed tall trees to open up views from the west side of the Victorian Manor house.

Built the Cottage and 2 additions to make it a 3 BR 2 Bathroom house