

314 Essex Street, Salem, MA

Summary of Improvements & Updates

Systems & Mechanicals

- New heating system
- New cooling system
- New hot water tanks (2)
- Replaced 400-amp disconnect electrical service
- 13D residential fire sprinkler system (tank and pump)
- Home security system (Wayne Alarm)

Exterior & Structural

- New roof
- Relocated stairway from second floor to third flooring
- Steel beams added to basement
- Some window restoration; new storm windows on all windows
- Replaced wooden gutters
- Painted house
- New shutters in living room and kitchen; restored original shutters in front parlor and one second-floor bedroom
- Added chimney caps to both chimneys

Interior

- Repaired and refinished floors; new oak flooring in main hallway, kitchen, and master bedroom
- Created laundry room
- Created third floor kitchenette
- Installed Bevolo natural gas lights at entrance
- Restored four fireplaces to woodburning

Kitchen & Bathrooms

- New gourmet kitchen with soapstone counters and all new appliances
- All new bathrooms, fixtures, and tiling (4 en suite, 2 half baths)

Grounds

- New backyard fence, landscaping, and hardscaping
- Weatherproof electrical outlets in back garden

Note

- When we purchased the property, there was no kitchen and no full bathroom in the house.
- A full renovation was completed before we moved into the property.