

## 618 E 49th St

### Notable Features:

#### Property

- Built in 2003 by Charles and Amy Martin, designed by Sullivan Stevens Henry Building Designers
- .21-acres
- Detached 2-car garage with apartment + covered carport
  - Apartment includes kitchen, living, bedroom, bath and laundry
- Fenced property with automatic gate
- Stone patio, lawn area, mature trees
  
- Pre-Inspected

#### Interior

- 10-foot ceilings downstairs, 9-foot upstairs; coffered in primary bath and landing
- Rustic hardwood flooring
- Corner stone fireplace in living
- Formal dining room
- Study with separate work area, pre-plumbed for bath conversion
- Large kitchen with island, stone countertops, designer tile/lighting, abundant storage
- Factory-finished custom cabinetry by Cliq Studio
- Butler’s pantry with additional storage
- Mudroom with storage leads to back yard
- Large primary bedroom with vaulted ceiling
- Primary bath includes soaking tub, large walk-in shower, two walk-in closets
- Additional bedrooms share jack-and-jill bath
- 2018 – major remodel of main house
  - Foundation repair (warranty conveys) C&C Engineering + Repairs completed by Douglas Foundation Solutions)
  - Replaced all flooring downstairs
  - Replaced cabinets and countertops in kitchen, butler’s pantry and mudroom
  - Retailed backsplashes in kitchen, butler’s pantry and mudroom
  - Upgraded downstairs powder room with new floor, sink, cabinet, mirror and fixture
  - New lighting fixtures in dining room, kitchen and stairwell (Rejuvenation)
  - Replaced all windows
  - Replaced range, ovens, dishwasher, vent hood, refrigerator, washer and dryer
  - Repainted every room
  - Replaced main house water heater
  - Replaced garage door opener
  - Replaced automatic gate
- 2019 – replaced garage apartment air conditioning
- 2021 – painted house and garage
- 2022 – replaced roof on both house and garage
- 2023 – replaced main house air conditioning
- 2023 – installed new fence on 2/3 property line (8’ privacy with 4” square steel posts)

- 2023 – major remodel of garage apartment
  - Floors
  - Paint in all rooms
  - Kitchen backsplash, counter, sink and vent hood
  - New refrigerator
  - New tile, sink cabinet, mirror and other fixtures in bathroom
  
- 2024 - Interior painting, including kitchen island and office lower cabinet
  - Replaced all the electrical outlets, switches, and faceplates
  - New walnut vanities in the primary bathroom
  - New light fixture and faucet in powder room
  - Concrete resurfacing front porch