

1314 Harvard updates/improvements:

- Addition/Major remodel completed in 2022, including upstairs den and half bath, back porch, carport, workshop, side patio with additional covered parking under pergola, and gut remodel of kitchen
 - Kitchen Features:
 - Woodmode custom cabinets and drawers
 - Thermador gas cooktop
 - KitchenAid convection wall oven with convection microwave
 - 48" built-in KitchenAid refrigerator
 - SubZero wine refrigerator
 - Asko dishwasher
 - Shaw's fireclay apron front farm sink
 - 3cm solid granite countertops
 - Upstairs den:
 - Custom hand-oiled walnut built-in cabinets w/leathered granite top
 - Half bath
 - Outdoor space:
 - Large covered back porch/outdoor living room with Trex decking, shiplap ceiling, can lights, fan, wired for Cat 6
 - Pergola for additional covered parking
 - Brick paver side patio and back patio
 - Gutters, gutter guards and downspouts
 - Irrigation and drainage system
 - Extensive landscaping with camellias, azaleas, gardenias, tulip trees, olive trees and fruiting plum and peach trees; also added mature white oak tree, Japanese blueberry tree, 6 cherry trees from Moon Valley nursery
- HVAC:
 - Trane HVAC condenser/furnace with media filter (2018)
 - Whole-house Aprilaire dehumidifier (2022)
 - Minisplit system for upstairs (2022)
- Plumbing:
 - Tankless water heater (2018)
 - All piping in house replaced between 2018-2022
 - Moen plumbing fixtures and valves throughout home
 - All new gas piping, relocated from the alley to the side of the house

- Bathrooms:
 - Hall bath gut remodeled by Lucas Craftsmanship 2025, with white subway tile, carrara marble floor and vanity top, Pottery Barn swivel mirror, large storage closet
 - Primary bath gut remodeled 2020, with freestanding Kohler air tub, steam shower, Restoration Hardware cabinet pulls, Moen plumbing hardware
- Interior details:
 - Open cell foam insulation in attic, closed cell foam under house (2021)
 - Entire attic decked 2022
 - All new solid wood interior doors and door frames with Emtek crystal knobs and hardware 2023
 - All interior trim is wood, no MDF
 - Custom closets installed in primary and middle bedroom 2022
 - Custom laundry room/pantry shelving installed 2022
 - All interior walls, doors, trim painted 2023
 - Front bedroom built-in dresser and closets installed by Lucas Craftsmanship 2025
- Electrical:
 - Electric service relocated from overhead pole to underground 2022
 - Service panel replaced 2022
- ALL NEW WINDOWS installed 2021. Energy efficient Thermopane, double-hung, wood framed windows all approved by Heights Historic Association
 - Custom Hunter Douglas blinds throughout house 2021/2022
- Whole-home Generac Generator installed 2024 (with 10 year warranty)
- Roof on original home 2018; roof over addition/back porch 2022
- All exterior brick siding washed and completely re-pointed by Mr. Brick 2025
- Home leveled by Pfister Foundation in 2020