

## **Improvements by Current Owners to 2502 Broadway**

*Renovation from 2017-2019.*

*Architect: Butler Armsden*

*General Contractor: Brady Construction*

*Full set of plans are available to show the extent of the renovation.*

### **Exterior Improvements:**

- New siding all around the house
- New windows
- New front door
- New garage door & motor
- New exterior lighting
- New tiles on all exterior balconies/patio
- Piped natural gas for fire pit/grills
- Outdoor speakers
- Security cameras
- LaCatina sliding doors on rear balconies/patios
- New balcony doors on front/rear upper balconies

### **Interior Improvements:**

#### **Throughout:**

- New interior doors/hardware
- New flooring throughout the whole house
- Fireplaces upgraded for gas/remote controls
- New lighting throughout the whole house (and custom two-story chandelier in stairwell)
- Programmable Lutron wiring/switches
- Savant entertainment system
- New speakers in living/dining/kitchen/master bed/bath/hallways/lower rec room
- Radiant floor heating
- All new electrical wiring with new panels and upgraded 400amp service
- All new plumbing
- New millwork for trim throughout the house to keep with traditional/period trim
- New tankless water heater
- Elevator was installed in 2008/2009 by Dwan Elevator
- Rooftop HVAC unit was installed in 2008/2009 with updated duct work on the more recent renovation (2019). 5th floor has air conditioning and forced air heating

**Kitchen:** (completely gutted/renovated)

- New custom cabinets
- Cambria quartz countertops
- New appliances: Wolf stove, SubZero refrigerator/wine cooler, two Bosch dishwashers
- walk-in Pantry
- Waterworks fixtures

#### Master Bathroom: (completely gutted/remodeled)

- Cambria Quartz counters/shower slabs
- Marble floor tiles
- Dorenbracht fixtures
- Steam shower
- Jacuzzi soaking tub
- Lighted/fogless vanity mirrors
- Custom cabinets

#### Half-baths/hallway baths

- New sinks/showers/toilets/tile

#### Lower level Rec Room

- Custom walnut bar
- High end 4K projector/screen
- Cambria quartz bar tops
- New wetbar with Bosch dishwasher
- New lighting/sconces

#### Other improvements:

- Dug out the lower level and added the stairway
- New laundry room
- New mezzanine balcony
- Cantilevered the kitchen balcony to open the lower level patio

#### Structural improvements:

- 13 piers hand dug to up to 40' to support the foundation
- New steel beams for support
- New concrete foundation
- New sub flooring in many parts of the house
- Lots of floor joists replaced/reinforced