



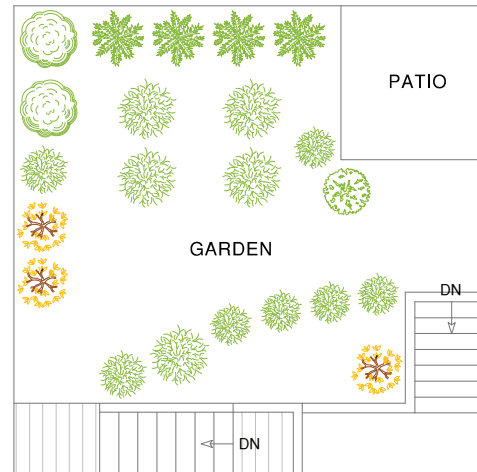
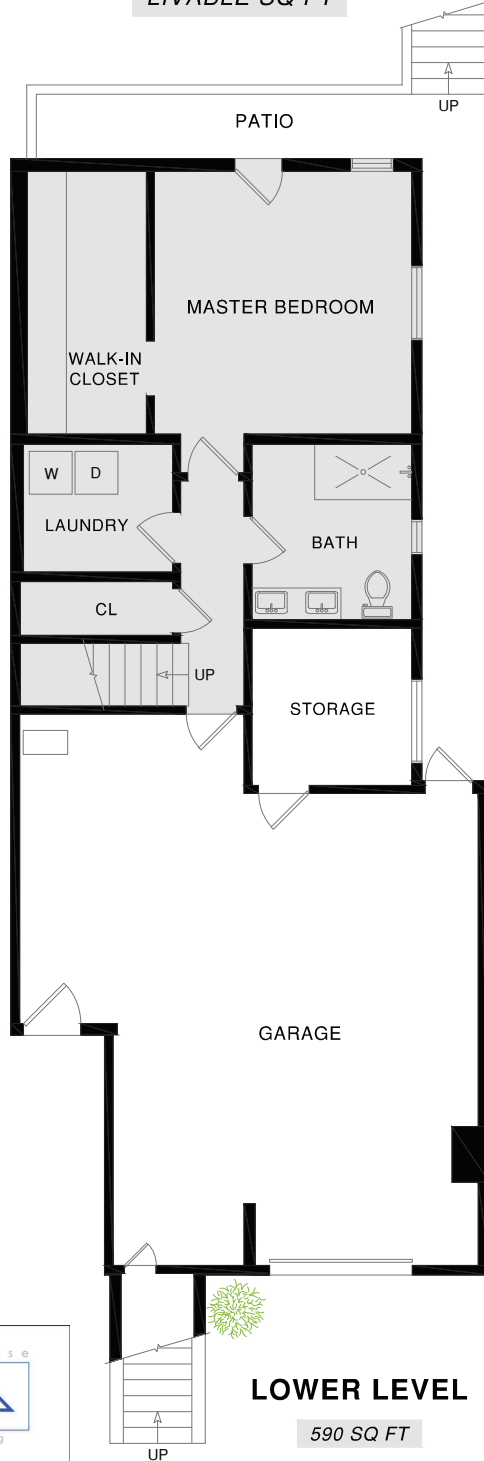
COMPASS

723 York St

A Late 19th Century Classic

1,945 TOTAL
LIVABLE SQ FT

NOTE: SQ FT FIGURES ARE ESTIMATES
ONLY AND HAVE BEEN DERIVED SIMPLY
FOR THE MARKETING-STYLE FLOOR PLANS
DEVELOPED BY OPEN HOUSE DRAFTING.



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LIST OF IMPROVEMENTS

2018

- New kitchen with Wolf gas range and convection oven, Samsung fridge, Zephyr hood
- Installed red oak hardwood floor throughout whole house
- Added large master walk-in closet with Eastern Red Cedar floor
- Installed new tile floors, fixtures, cabinets and lighting to bathrooms
- Installed new plumbing water lines and new sewer line
- Installed new electrical in majority of home
- Upgraded the electrical service to 200 amps
- Installed new furnace and ductwork
- Replaced approximately 60% of foundation
- Installed Cat6 wire from access point to kitchen
- Installed two new hot water heaters
 - ~ Placement conserves water and power consumption
 - ~ Main on-demand hot water heater is in utility room and insures minimum distance to both bathrooms; and on demand hot water heater at main kitchen sink reduces kitchen water use
- Improved laundry room for gas or electric dryer
- Rooftop solar panels disconnected for construction but presumed functional

2016

- Installed new gas insert in front room