

BENOIT MIZNER SIMON

& Co.

real estate

40 FOREST RIDGE ROAD, WESTON

2014:

- Kitchen 100% gut renovation: new cabinets, appliances, countertops, backsplash & floors
- Master bathroom 100% gut renovation
- Laundry room: new floor, washer, dryer, slop sink, electrical & plumbing
- Interior 100% painted (incl. brick f/p & sanding and refinishing all natural wood trim)
- All new light fixtures (incl. added recessed lighting in living room and kitchen)
- Floors sanded and refinished throughout house (new hardwood installed in kitchen)
- All new interior doors on main level (incl. glass crystal doorknobs & hinges)
- Installed fence all the way around backyard
- New garage doors & openers
- New digital thermostats (3)

2015:

- All windows replaced (Silverline by Anderson)
- Installed central A/C (Trane)
- Exterior of house 100% painted
- Hallway bathroom 100% gut renovation
- New 50 gallon hot water tank
- Built-in closet shelving systems installed in 3 bedrooms & hallway closet
- Installed built-in cabinets & shelving in living room
- Removed multiple trees & stumps around property
- Exterior carpentry repairs of rotted wood, etc.

2016:

- New gas-fired boiler
- Installed chimney caps & repaired chimney liner
- Massive landscaping overhaul (regrading in backyard to create 2-tiers, created all flower beds, new grass for entire property, etc.)
- Custom fireplace mantle and cabinets doors on each side of fireplace in lower level
- Insulation added above garage and in attic
- Workbench and cabinets installed in garage

Updates by previous owners (dates provided by them):

- New roof with ice & water membrane and ridge vent installed (2011)
- Lower level remodeling: flooring, recessed lighting, built-in speakers, and bathroom (2011)
- New gutters & downspouts (2011)
- New structure and roof built over rear lower entry (2011)
- Porch screens replaced (2010)