



1181 Bay Rd – List of Improvements

General Improvements:

- Complete tear-off and replacement of roof
- All new windows and doors installed
- New sidewalk poured around building and toward front of house
- Side and rear parking lot dug and paved into a 32-car parking lot
- Easement purchased for additional exit access (on record at Town of Penfield)

Garage Conversion & Main Cutting Area:

- Garage fully renovated into main cutting floor
- Floor jackhammered and radiant heat installed with its own boiler system
- Converted into cutting room with:
 - 5 cutting stations
 - 3 sinks
- Installed:
 - 2 split heating/cooling systems
 - Tankless water heater (serving this room)

Electrical & Plumbing Upgrades:

- New riser and panel box installed
- 220-volt electrical line added
- Multiple water lines installed to support all sinks

Additional Salon Areas:

- Right side of salon converted into second cutting room with:
 - 3 stations
 - 1 sink
 - Separate tankless hot water heater

Back & Utility Areas:

- Back supply room fully rebuilt (previously an open porch)
- All new overhead lighting:
 - Recessed lighting in Cutting Room #1
 - Fluorescent lighting in Cutting Room #2
- Downstairs updates include:
 - New toilet
 - Stackable washer and dryer
 - Utility tub

Heating, Flooring, and Interior:

- New furnace installed (approximately 9 years ago)
- Water-resistant flooring installed over original hardwood in:
 - Both cutting rooms
 - Downstairs reception area
 - Upstairs hall and bedroom

Upstairs Features:

- Water line installed for pedicure station or sink in one bedroom
- Second bedroom includes its own sink
- Full separate bathroom upstairs

Access & Exterior Features:

- Three separate entrances to salon (potential for multiple businesses)
- Exterior ramp installed at main entrance
- Gas lines installed for tankless water heaters (on record at Penfield Town Hall)

Additional Potential Documentation:

- Documentation on file for possible building addition (expandable square footage)
- Extra land behind parking lot suitable for:
 - Shed
 - Garage
 - Storage