

Renovations and Upgrades to 3413 N State From 2012 to 2025

Purchased at the end of 2011 and Fully Renovated in 2012 with Brian Larose Contractor.

1. Removed all interior walls down to the studs in preparation for rewiring and to remove plaster walls.
2. Fully rewired entire house and upgraded meter base
3. Installed insulation and new sheetrock throughout the house.
4. Installed new metal roof
5. Removed all existing ductwork from the attic and installed new ductwork in the basement to provide space for renovating the upstairs attic at a later date.
6. Installed a new 5 Ton HVAC system with a zone system that provides separate thermostats and controls for each of the units in the property
7. Floor to ceiling insulated glass panels were installed on the previous screen porch to create a heated and cooled sunroom which now is an office.
8. Custom light fixtures from Worlds Away were installed in the front office area.
9. Enclosed the basement area and converted that space to a workshop/storage room for the Real Estate Company
10. Replaced and upgraded almost all of the plumbing including the service line going to the water meter. There is easy access to all the utilities from the basement which is easily accessible from the driveway
11. Security company ran wires and cameras for the exterior and interior of the building with DVR backup
12. Each space has their own monitored alarm and panel and the ability to arm and disarm from a cell phone
13. End of 2015. The Designer Boutique which occupied the front of the building closed and the real estate company moved from the back of the building to the front to occupy that space. The back half of the building was sectioned off from the hallway to create a 2 Bedroom, 1 Bath apartment that had separate entrances, zoned HVAC and monitored alarm. The back apartment is roughly 1200 sq feet.
*In the kitchen of the apartment there is a gas connection under the floor which would be easy to connect to a gas range instead of the current electric range.
14. End of 2024 installed fresh new landscaping on the front and sides of the building and had an irrigation system setup.
15. End of 2024. The exterior had a fresh coat of paint applied along with the front office and the majority of the back apartment.
16. 2025: New Little Free Library built and installed to replace the older one on property from 2013.

The majority of the furnishings except for a few pieces of Art are negotiable with a contract.