

# Property Details

7914 Seward Park Ave S



## RECENT UPDATES

- **Refinished the oak** floors in the following rooms: kitchen, east study, west study, and family room – lighter, contemporary whitewash finish
- **Updating lighting** in the west study to recessed units
- Refinished several areas of the **ipe decking** and stairs (areas not beneath roof)
- **Kitchen:** updated to quartz countertops, new sink and fixtures
- Added granite counters to the outdoor pavilion
- Substantial rebuild of the **west kiwi arbor**
- Pressure washed areas with paving blocks (drive, front, and back terrace)
- **Carriage House:** cleaned/painted/updated south garage to function as shop
- Replaced **cedar roof** on north side of the garage
- **A/C** and heating systems checked this year
- Sewer lines scoped and cleaned

## MECHANICAL SYSTEMS SUMMARY

- 1-¼" domestic water service from Seward Park Ave
- High-efficiency, gas fired hot water boiler
- Multi-zone hot water heating – original & found Rocco radiators, all stone floors, basement concrete floor and primary bedroom
- Dedicated domestic hot water zone with two large storage tanks and a circulating hot water loop
- Two-zone (main & upper) A/C system with dual air handlers & outside condensing units
- Electronic Air filters at both air handlers (basement and attic)
- Central vacuum system
- Fourteen zone automated landscape irrigation system at carriage house
- Natural gas supply to BBQ at lakeside terrace

## ELECTRICAL SYSTEMS SUMMARY

- Underground 400 amp electrical service to residence
- Two 200 amp 42-space Cutler Hammer service panels serving main & upper floors
- One 100 amp 20-space Cutler Hammer service panel serving basement
- Dedicate low voltage panel for data & communications
- One 60 amp General Electric service panel at carriage house
- Hard-wired intrusion/fire alarm at house & carriage house
- Radiant electrical heaters at pavilion
- Efficient combination of MR16 & LED interior & exterior lighting
- Automated exterior lighting sensors at carriage house