

Welcome to 16 Claxton Blvd.



\$3,695,000



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ON YOUR SIDE

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16 Claxton Blvd.

Main Floor

Foyer	6 ft 2 in by 6 ft	Hardwood floors, original rounded front door with stone and brick façade, enclosed vestibule with alarm pad (monitoring extra), crown molding, pot lights, beveled mirror, wall storage under the stairs, programmable thermostat.
Living Room	24 ft by 14 ft 10 in	Hardwood floors, sunken room, gas fireplace with mantle and side shelves, original plaster crown molding, pot lights, 2 large bay windows.
Dining Room	17 ft 9 in by 13 ft 2 in	Hardwood floors, original unique detailed plaster molding, pot lights, wainscoting, large bay window.
Kitchen	17 ft 9 in by 10 ft 8 in	Hardwood floors, granite countertop with single under mount sink and goose neck faucet, stainless steel appliances, 2 dishwashers, stone backsplash, bar sink, central vacuum kick plate, under mount lighting, pantry with pull out drawers, garbage drawer, spike racks, pot lights, open to dining and pass through to family room.
Breakfast Room	17 ft 2 in by 8 ft 3 in	Hardwood floors, skylight, double French doors walk out to backyard and custom privacy gazebo, angled ceiling with ceiling fan, angled ceiling, 4 windows.
Family Room	18 ft 7 in by 12 ft 10 in	Hardwood floors, built in custom cabinetry, crown molding, 2 ceiling fans, pot lights, bay window, access to mudroom and breakfast room.
Den	16 ft by 9 ft 10 in	Hardwood floors, wood burning fireplace with stone wall, custom built in bookcases, crown molding, pot lights, powder room, large windows with under cabinet built in shelves,
Mudroom	7 ft 11 in by 5 ft 10 in	Heated slate floors, built in closet, walk out to driveway and yard.
Powder Room		Hardwood floors, single sink vanity with under mount cabinets.

Second Floor

Primary Bedroom	14 ft 4 in by 12 ft 11 in	Hardwood floors, double closet with organizers, crown molding, 8 hanging ceiling lights, 10 ft coffered ceilings, double door entry, dressing room with double closet, 4 pc en-suite, window.
4 Piece En-suite		Heated stone floors, single sink with custom under mount cabinets and shelves, stand alone tub, separate shower with glass door, rain head and ledge, pot lights, windows.

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2nd Floor Continued

Second Bedroom	15 ft 10 in by 12 ft	Hardwood floors, built in cabinets, closet, semi-ensuite, crown molding, pot lights, windows.
Third Bedroom	14 ft 6 in by 11 ft 10 in	Hardwood floors, coffered ceiling, ceiling fan, crown molding, pot lights, window.
Fourth Bedroom	11 ft 4 in by 10 ft 7 in	Hardwood floors, crown molding, pot lights, windows.
3 Piece Bathroom	## ft in by ## ft in	Heated marble floors, single sink with under mount cabinets, pot lights. Shower with rain head and glass doors, 2 door access, windows.
Laundry Room/ Craft Room	14 ft 9 in by 10 ft 10 in	Hardwood floors, front load Samsung washer and dryer, Built in desk with custom side cabinets, single stainless steel under mount sink with granite countertop and under mount drawers.

Third Floor Ceiling Height 8 ft 4 in

Fifth Bedroom	13 ft 4 in by 12 ft 9 in	Broadloom, custom built in side tables, crown molding, ceiling fan, multiple windows.
Sitting Room	20 ft 4 in by 16 ft 3 in	Broadloom, ceiling fan, retro wall paper, kids built in step down playhouse, skylight, window.
3 Piece Bathroom		Bamboo hardwood floors, single sink vanity with single lever faucet and under mount cabinet, pot lights, skylight.

Basement Ceiling Height 8 ft

Recreation Room	14 ft 6 in by 12 ft 10 in	Heated porcelain floors, bamboo hardwood floors, wall of windows, closet, built in closets, wall of windows, covered stone terrace walk out.
3 Piece Bathroom		Heated porcelain floors, sauna, single sink vanity with under mount cabinets, pot lights, shelves, shower with rain head.

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Basement Apt.	Ceiling Height 7 ft 6 in	Separate from main house , private covered stone terrace entrance.
Foyer		Heated ceramic floors, walk in closet with stackable front load washer and dryer, beveled glass on front door.
Living Room	16 ft 10 in by 11 ft 5 in	Bamboo hardwood floors, gas fireplace with mantle, built in shelves, crown molding, window.
Dining Room	10 ft 5 in by 8 ft 8 in	Bamboo hardwood floors, open to kitchen, crown molding.
Kitchen	9 ft 10 in by 8 ft 1 in	Bamboo hardwood floors, upper and lower cabinets, granite countertop with under mount stainless steel sink, stainless steel appliances, open to living and dining room.
Bedroom	11 ft 6 in by 11 ft 6 in	Bamboo hardwood floors, double closet with sliding mirror doors, crown molding, built in shelves, pocket door, above grade window.
3 Piece Bathroom		Heated porcelain floors, single sink vanity with under mount cabinets, shower with rain head, pot lights, pocket door.

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Home Improvements and Features as per Seller

2016

*Replaced hot water tank (owned).

2013

- *Full house renovation, down to the studs except for the original house.
- *Spray foam insulation in main house and spray foam sound insulation in basement apartment.
- *Installed hardwood flooring on main and 2nd floor, bamboo hardwood floors in basement.
- *Waterproofed the exterior northwest wall of the house.
- *New kitchen with granite countertop, pantry with pull out drawers and 2 dishwashers.
- *Renovated all bathrooms, new vanities and some have heated floors.
- *Solid core doors.

- *2 dishwasher in main house kitchen.
- *2 air conditioning units.
- *2 furnaces.
- *2 electrical panels.
- *In-floor heating in mudroom, basement landing floors, basement bathrooms and both bathrooms on 2nd floor.
- *10 foot ceilings in primary bedroom.
- *Backyard has gazebo, pergola, flagstone, built in benches.

Inclusions:

3 fridges, 2 stoves, 3 dishwashers, 2 microwaves, 2 washers, 2 dryers, electric light fixtures, blinds, alarm system (monitoring extra), bbq gas line and bbq, hot water tank, 2nd floor bathroom mirror, electric garage door opener with remote, central vacuum with attachments, gazebo, built in table under gazebo, backyard built in benches, archways, pergola and hose wheel.

Exclusions:

All window drapery and rods, kitchen island, laundry room island, all bathroom mirrors, terrace bell (Titanic).

Annual Expenses

Hydro \$3,916

Water/Garbage \$2,355

Home Insurance \$2,076

Basement Apartment

Rent—\$1700/month all inclusive (internet and cable not included)

Tenant is month to month with no lease.

Lot Size: 91.83 feet by 120 feet

Parking: Private drive with single attached garage, parking for 3 cars.

Heating: Forced air gas, central air conditioning.

Taxes: \$10,307.79 for 2021