



## 24 St Andrew's Gdns

### CUSTOM FEATURES & SYSTEMS

#### OVERVIEW:

Lot Size	~40 Ft X 120 Ft
Interior Square Footage	~4,555 Sq Ft Total Living Space
Taxes	\$19,033.15 /2025
Parking	Located Behind The House w/ 2 Car Detached Garage + 2 Additional Parking Spaces
Millwork By:	Connie Braemar (Kitchen, Powder Room And L/R Fireplace Surround)
Windows:	Custom Windows By Authentic Windows & Doors (Main Floor, Basement & Some 2nd Floor Windows)

#### MAIN FLOOR

~9' Ceilings  
Hardwood Floors  
Open Concept

Designer Powder Room w/ Sliding Doors, White Floating Sink & Walnut Floating Drawer, Custom Heated Italian Tile Floors  
Oversized Walk In Mudroom w/ Custom Heated Italian Tile Floors, Built In Closets, Grass Cloth Wallpaper & French Door W/O To Yard

#### FOYER

Oversized Entrance  
Gas Fireplace  
Decorative Light Fixture

#### LIVING ROOM

Wood Burning Fireplace w/ Custom Marble Surround, Custom Walnut Wall & Floating Walnut Side Shelves  
South Facing w/ Large Window For Streaming Natural Light

#### DINING ROOM

Formal Room w/ Space For 12 At Dinner  
Built In Floating Cabinet For Storage  
Decorative Window Ledge For Display  
Lots Of Windows For Natural Light

#### KITCHEN

Custom Kitchen Cabinetry W/ Incredible Storage & Open Shelving (Uppers Custom White Lacquer, Bottom Wood)  
Marble And Stainless Steel Countertops  
Stainless Steel Appliances Including:  
Samsung Fridge  
Viking Gas Stove  
Miele Dishwasher  
Breakfast Bar  
French Glass Doors Walk Out To Patio & Private Backyard

**FAMILY ROOM**

Oversized French Door For Backyard Access  
Wall Sconces

**SECOND FLOOR**

9' 1" Ceilings  
Linen Closet  
4 Piece Bathroom

**PRIMARY BEDROOM**

Broadloom  
Large Walk In Closet With Built-Ins  
Office W/ Open Shelving, Lots Of Windows For Natural Light, Rough In For Future Ensuite

**SECOND BEDROOM**

Painted Hardwood Floors  
Coal Burning Fireplace  
Built In Desk  
Exposed Brick Wall

**THIRD BEDROOM**

Painted Hardwood Floors  
Exposed Brick Wall  
Closet

**LAUNDRY ROOM**

Oversized Room  
Ample Upper And Lower Cabinets  
Washer Dryer Combo (Working, But Not Connected)

**THIRD FLOOR**

8' 8" Ceiling Height  
4 Piece Bathroom

**ENTERTAINMENT ROOM**

Laminate Floors  
Kitchenette W/ Fridge, Stove & Dishwasher  
W/O To Oversized Deck

**FOURTH BEDROOM**

Hardwood Floors  
Exposed Brick  
Closet

**FIFTH BEDROOM**

Hardwood Floors  
Exposed Brick  
Closet

**LOFT**

Broadloom & Wood Floors  
Peaked Ceiling  
Window

**LOWER LEVEL**

7'10" Ceiling Height  
Stackable Lg Washer And Whirlpool Duet Dryer Under Stairs  
Side Door Entrance  
Above Grade Windows  
High End Vinyl Floors From Stone Tile (Moisture And Mildew Resistant)  
Radiant Floor Heating

**RECREATION ROOM**

Open Concept W/ Kitchen  
Bench Seating Area  
Built In Entertainment Unit

**KITCHEN**

Custom Lower Cabinets  
LG Stainless Steel Fridge  
4 Burner Cooktop  
Stainless Steel Hood Vent  
Panasonic Microwave

**BEDROOM**

Designer Wallpaper  
Wall Sconces

**3 PIECE BATHROOM**

Custom Vanity  
Glass Shower Doors And Rain Head

**GARAGE**

Located Behind The House  
Double Garage W/ Original Fireplace Chimney  
Brick Garage

**EXTERIOR FEATURES**

Enclosed Fenced In Yard  
Flagstone Pathway To The Garage  
Covered Front Porch

**HVAC, ROOF & SYSTEMS**

Weil-Mclain Boiler (Every Floor Is Zoned) w/Thermostat Controlled On Each Floor  
Hot Water Heater Owned  
2 Window Unit Air Conditioners  
Copper Flashings  
Cedar Shingle Roof

**INCLUSIONS:**

Samsung Fridge  
Viking Gas Stove  
Miele Dishwasher  
Whirlpool Front Load Washer/Dryer Combo  
3rd Floor Fridge, Stove & Dishwasher  
Basement Stackable Lg Washer And Whirlpool Duet Dryer  
Basement Lg Stainless Steel Fridge  
Basement 4 Burner Cooktop  
Basement Stainless Steel Hood Vent  
Basement Panasonic Microwave  
2 Window Unit Air Conditioners  
Electric Light Fixtures  
Window Coverings  
Basement Tv

**EXCLUSIONS:**

Basement Freezer  
Backyard fireplace