

# Valentine Beauty!



## 3644 Pennsylvania 6 Bedrooms/2 Baths \$310,000

- Pristine Valentine 2 Story updated to perfection!
- Outstanding floor plan with tons of space and function
- Plenty of room to spread out with 2 living areas, 6 bedrooms (3 on the first floor, 3 on the second), 2 porches, and gracious room sizes!
- The unbelievable sunroom provides an additional living space, while still feeling like an outdoor escape thanks to the wall-to-wall windows
- The formal dining room has bay windows and a stunning built-in china cabinet
- Master bedroom has wonderful natural light with many big windows – plus a cozy sitting room, big walk-in closet and bonus attic storage space!
- Beautiful yard with charming patio and lovely landscaping
- 2 Car tandem garage



REECE & NICHOLS

## **A Note from the Homeowners**

### *Valentine: A Love Story*

We had no intention of moving when we visited this home during an open house and fell in love. When we sealed the deal we became the third owners of this house. The house was originally custom built for an optometrist, then owned for over 50 years by an immaculate housekeeper who had the good sense not to paint the woodwork. During our time as owners we put tons of love (and money) into updating the house to show off all its original charm and to make it a practical and cozy living space for a busy modern family. It has been a labor of love.

The first order of business was to add modern conveniences such as showers (originally the house only had bath tubs) air conditioning, a garage door and opener, and a dishwasher.

Next we remodeled the kitchen adding Silestone counters, new sink, reconfiguring cabinets, refinishing the wood floor, building a pantry, new light fixtures, and adding a high end down draft gas stove and oven. Following the kitchen we remodeled the upstairs bathroom. We put in all new tile, toilet, and wainscoting. The towel bars, toilet paper, holder, and hooks are Pottery Barn.

I credit pregnancy and nesting instincts with the upstairs remodel. The last owner had closed off the top floor and rented it to friends. We reopened the entry from the staircase and had custom oak trim built. We reconverted the apartment back into a single family home removing a stove, a fridge, a sink, linoleum and carpet.

The baby was born and we turned our attention to general maintenance items:

- New furnace
- New plumbing replacing entire system with Pex
- Updated the electrical replacing some of the knob and tube with Romex and 200 amp service
- Custom paint job of exterior with historically accurate, seven color palette designed by Colors of Distinction
- Updated light fixtures
- Stucco repair
- Stone foundation tuck pointed
- Insulation blown into attic and over garage
- Added a black chain link fence and landscaping
- Vent free gas log added

In 2007 I was pregnant again and the nesting instinct was back, as a result we went totally nuts!

- New patio
- New roof
- New tile and custom rail on porch off of kitchen
- Complete tear out and remodel of downstairs bathroom- new tub, sink, toilet, tile, window, new Pottery Barn light fixture, towel bar, shelf, robe hook
- New privacy fence

This is by no means an exhaustive list of repairs and love given to our home. Every single room has been painted in the past three years, most of them in the past 6 months, most of them with paint colors from Restoration Hardware. Dining room and living room curtains are Anthropologie, baby room curtains are Restoration Hardware.

We did all the work thinking that we would live here forever with an eye toward permanent solutions, not temporary fixes. If not for moving closer to family we would live here and love this home forever.

We hope you appreciate all of the time and care that has been poured into this home. Thanks for looking!