Features & Updates

91 Hale Street, Beverly

* Newer kitchen including on-trend double hued- cabinets, rustic shelving, Granite countertops, bead board, and cedar bracket custom detailing
* All newer energy appliances: dishwasher, French door fridge, garbage disposal, gourmet 36” European duel fuel range with custom—made hood
* Open Floor Plan with newer open staircase, exposed original beams & wood burning fireplace
* Repurposed bead board & rustic remnants used throughout
* Newer & refinished matte red oak flooring both floors
* Tiled & Shiplapped entry foyer with sliding barn doors
* Large mudroom with open and enclosed storage areas
* Expansive second floor Master Suite with ocean views and newer Juliette balcony
* Built-in California King size Master Bed headboard with lighting
* All custom black iron railings
* Newer & repurposed rustic fittings in master dressing room and master bath including custom rustic double vanity with vessel sinks
* Large free-standing bath tub in Master Bath
* Varied levels of state-of-the-art accent, decorative, and ambient lighting throughout
* All newer paintings including privet privacy hedge, dogwood tree, & various deciduous and evergreen paintings
* Newer architectural shingle roof on main house
* Newer rubber roof on garage
* Newer plumbing including two completely newer bathrooms
* Newer 200 Amp electrical service and wiring
* Newer hard-wired smoke & carbon monoxide detector system
* Four newer category 5 cable locations
* ‘Newer’ two car attached garage created from former family room
* Comprehensive structural work including new oak columns, newer ridge beams, newer footings as required, completely rebuilt front wall, all newer structural floor under master bath
* Newer Harvey energy rated windows adding light, passive solar energy and ocean views on southern and eastern sides of the house
* Newer mahogany front door with sidelights, 3 new sets of French doors to outdoors, newer custom-made mahogany garage doors with newer lifts
* Highest level of closed cell foam insulation in roof, attic insulated, walls sprayed with open & closed cell insulation wherever possible, crawl space perimeter sprayed with foam insulation
* Newer drainage system on East & South sides of the house, including pea stone drip edge, heavy mil plastic wrap, concealed perforated pipe system
* Newer paver ratio & maintenance free granite stoops at 3 entrances
* Two ductless systems used for Air Conditioning

