



**465 Newtown Road, Littleton, MA 01460**  
**Building the Family Home Where Everyone Gathers**  
**Labor of Love and Over \$1.6M Invested**

**The Early Years (1996 – 2001)**

Land purchase (3.22 acres), ground-up construction (1997)  
Installation of original driveway, fence, gate, landscaping, irrigation  
In-law suite renovations and more landscaping

**Expansion (2003 – 2009)**

Create basement “wreck room”  
Sunroom addition (2003)  
Kitchen, casual dining and game room expansion (2009)  
Replace main house furnace

**Fitness and the Great Outdoors (2010 – 2021)**

Patios and walkways  
Gunite pool installation (2012)  
Build shed and replace fence (2013)  
Construct main bedroom (2014) and in-law (2019) roof decks  
Basement exercise room  
Resort-style fire pit installation (2019)  
New front porch, granite steps and pergola (2021)



## **Renovation, Upgrade and Replacement (2017 – Early 2022)**

Replaced 2<sup>nd</sup> floor carpet with hardwood (2017)

Replace driveway and repair electronic gates (2017)

Energy efficient heat pumps for in-law (2019), kitchen addition (2020)

Install whole house generator (2019)

Replace main house water heater (2017) and in-law water heater (2020)

Renovate bathrooms

Refinish wood floors (2018 - 2022)

Fireplace upgrades and repairs (2018 - 2019)

New washing machine (2019) and dryer (2022)

California Closets for garage, in-law, bedrooms and hallways (2020)

New in-law kitchenette and bathroom cabinetry (2020)

New dishwasher (2020)

New built-in coffee maker (2021)

Convert main house furnace to high efficiency heat pumps (2021)

Roof replacement with 50-year transferable warranty (2021)

Interior and exterior painting (2021-2022)

## **Empty Nest . . . The Next Chapter . . . Decision to Sell (2022)**

New microwave

New door hardware

New lighting in foyer, sitting room, family room, living room, sun room

Update basement fitness room

Replace quoins detail on exterior of the home

Miscellaneous distinctive details