

2301 Pheasant Hill Lane, Malvern, PA 19355

In 2009/10 the house underwent a “gut-rehab,” to include the following:

- New façade including all new windows and doors, cementitious siding on all four sides, new stucco on the rear lower level, new roof and skylights, new zinc gutters and downspouts along with gutter guard covers.
- The kitchen and all of the appliances were replaced along with new counter tops, backs splash, sinks/fixtures, breakfast bar and pantry.
- The wood flooring on the lower level and the first floor was 100% replaced.
- The walls dividing the living room from the dining room and the kitchen were removed to open the first floor floor-plan. A gas fireplace was installed in the living room and the living room fireplace was enclosed in drywall (previously was exposed brick). New doors were installed to the first-floor den.
- All of the bathrooms were redone throughout the house including flooring, plumbing fixtures, sinks and toilets.
- The lower level was entirely built out including the construction of the gym, the full bath, the wine cellar and the play area under the garage along with its separate HVAC zone.
- The second-floor bedrooms had their bathrooms redone and the closets fit out.
- The garage was demolished and moved over 10’ to allow for the construction of a second entrance to the house, a second stair and the in-laws suite above the garage. The in-laws suite previously contained a full kitchen but our zoning approval called for the removal of the kitchen when my wife’s parents passed away. The kitchen appliances have since been removed but the water and gas service coming to the kitchen is still available in the wall cavities.
- The in-law’s suite contains a cathedral ceiling, a deck, a gas fire place, full bathroom and walk in closet.
- The driveway was repaved, and expanded and a gate was installed for privacy.
- A generator was installed to ensure there is no electrical disruption.
- The septic system was redone and expanded.
- There is a large underground stormwater retention system that was installed adjacent to the garage and all of the downspouts on that side of the house are piped into the basin and the water coming down the driveway goes into this basin as well.
- The deck off of the kitchen was rebuilt.
- The garage, the garage door, walk in closet and the work bench are all new.
- 2 years ago-upstairs bathrooms and playroom were redone.