

# 1156 RED ROSE LANE, VILLANOVA

## UPGRADES

### OUTDOOR

- Front facade windows + 1 Back door - Renewal Andersen
- Installed storm doors - Andersen
- Removal of trees (about 15)
- Re-landscaping throughout: hundreds of trees/bushes planted, fence in backyard
- Front entrance - walkway (all masonry re-done), lights, gutters underground, work on front porch
- Bamboos removal in backyard near neighbor
- Renewed lawn from completely dead grass, entire yard
- Gutter guards + installed additional gutters
- Resealing of driveway (2021)
- Repainting walls and pergola
- Replaced part of cedar roof + roof treatment done
- Replaced pool filter (2021)
- New septic (2018) valued at \$45,000
- Security Cameras installed + upgrade current alarm

### INDOOR

- Repainting + wall paper removal - both levels entirely
- New AC unit for 2nd floor - Lenox
- Ceiling lights, light fixtures, chandelier, lighting upgrades throughout the house
- 2nd floor renovation: bathrooms, new flooring + leveling, custom-made cabinets, window framing, work on doors, baseboards, new ceilings, new stairs case, including demolition
- Various re-finishing (hinges, various electrical work in and out, rooms refreshed on 1st level e.g. library/living room)
- Insulation, water vapor barrier, dehumidifier added in crawl space
- Curtains and blinds on both floors



### CONTACT US

**ROBIN GORDON**  
610.246.2280.  
ROBIN@ROBINGORDON.COM



**BERKSHIRE HATHAWAY**  
HomeServices  
Fox & Roach, REALTORS®