

129 Brown Street

Available - Summer '09

Description of Property: This property has undergone an extensive interior, exterior and landscaping renovation in the summer of 2008. It is a beautiful and very large home (approximately 3,800 sf of gross living space) within a 1/4 mile of the Brown Main Green. It is the largest home in the Brown to Brown inventory.

The 1st floor includes a new open kitchen/eating area, living room with built-in shelves and fireplace, study/den with fireplace, dining room with built-in china cabinet, 1/2 bath, and mudroom. The 2nd floor has 4 bedrooms and 2 full baths. The master bedroom suite contains its own bath and walk-in closet. There is a laundry room on the 2nd floor. Top of the line cabinets, appliances, and granite counter tops complete the kitchen. Central heating and air conditioning system, new wiring, new plumbing and side-by-side parking for 2 cars are included. The large unfinished basement with full-sized windows in the rear has potential for a playroom, work-room and/or wine cellar. The unfinished 3rd floor has electrical service and plumbing extensions for expanded living space and storage.

Scope of Renovation:

Exterior/roof: The house has all new siding and roof. There is new insulation throughout the house. The front porch has been rebuilt and extensive landscaping is planned.

Interior Finishes: The walls have been replastered. All doors, ceilings, floors and trim have been refinished. New insulated Jen Weld windows have been installed.

Kitchen: The kitchen has been enlarged with a spacious, open eating area. Granite kitchen counter-tops, solid wood cabinets and high-end appliances.

Bath (s): Two full baths on the 2nd floor have been completely remodeled with new fixtures and ceramic tile floors. New 1st floor lavette. Rough plumbing on 3rd floor for eventual expansion.

Mechanical/Electrical/Plumbing: New gas-fired forced hot air system. Central air conditioning. All new wiring with 200 amp service. All new plumbing.

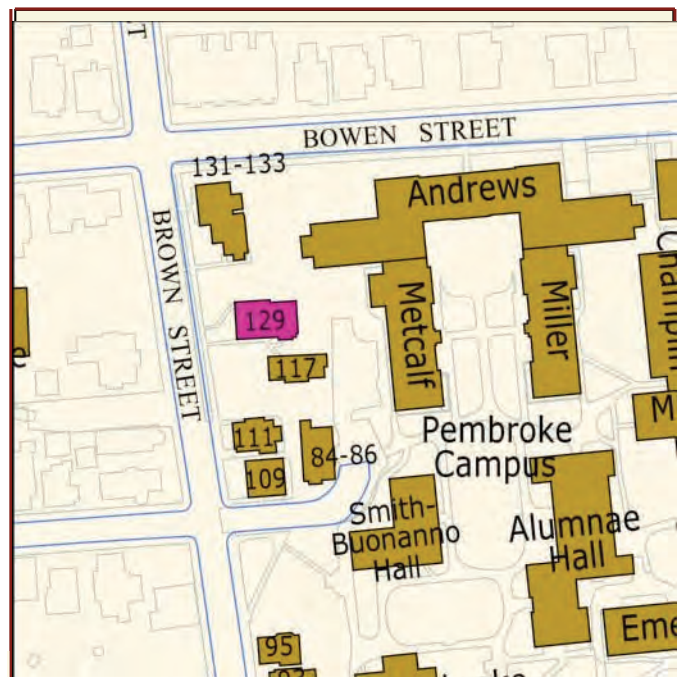
Summary: This property is the grandest of all the homes in the program. Its size and layout make it a home with great potential for entertaining.



Gross Square Feet	~6,400
Year Built:	1910
Year Acquired:	~ 1980
Legal Use:	Single family residence

Contributing Structure of the College Hill NHD
 Architectural Merit: 1

Anticipated As Renovated:	<u>Market Value (6/09)</u> \$ 900,000
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Adjacent Properties:
 North, East & South: Brown-owned residential properties
 West: Private residences



129 Brown Street



North side



West side

Renovated - Interior Condition



Front living room



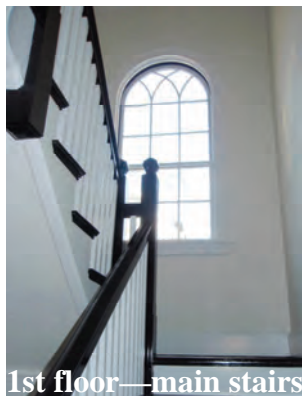
1st floor— main stairs



Front living room



Study/Den



1st floor—main stairs



2nd floor bathroom



129 Brown Street

Renovated - Interior Condition



Kitchen



Kitchen



Kitchen/Dinette



2nd floor laundry



Front door entrance



3rd floor storage