



202 Pitch Pine Lane House Features & Improvements:

- Zinn Built Home-2000
- 4,317 sqft, 5 Bedrooms, 3 Full Bathrooms, 0.42 Acres, & Flat Backyard
- Exterior: Fibrous Cement
- Brick Front Walkway & Front Stairs
- Expansive and Welcoming Brick Front Porch & Brick Back Patio
- New Roof (2023)
- Site-Finished Hardwood Floors: 1st and 3rd Floor
- New Carpet In Bedrooms and Landing: April 2024
- New Paint: April 2024
- Transom Windows, Skylights, and Pocket and French Doors
- First Floor Guest/In-Law Ensuite
- Converted Screened-in Porch to Sunroom (CQC Home, Permitted): 2023
- Finished 3rd Floor: Site-Finished Floors, Custom Woodwork & Shelving, and Built-in Desk (J.B. Buckley, Permitted, Sellers Unable to Locate Permit)
- 3rd Floor Attic/Unfinished Storage – Wrapped for Energy Efficiency
- Crawl Space Sealed and Dehumidifier Proactively Added-2023
- Kitchen: Granite Countertops, Viking Gas Stove, New Lighting
- EIK: Custom bench (pulls from wall to maintain outlet access), Cushion, and Pillows (Cushion and pillows can convey)
- Custom Mantel Over Fireplace
- 1st Floor Full Bathroom Refreshed
- 2 Car Garage and Concrete Pad for 1 Additional Car
- Tankless Water System & Wireless Alarm System
- Invisible Fence – Installed in the Front Lawn and Backyard
- Irrigation System – Installed in the Front Lawn and Backyard (not frequently used)
- Maintains Preventative Termite Protection Services
- Programmable Honeywell Thermostats support the 3 HVAC systems
- 1st Floor HVAC (Furnace: Gas-2020, AC Condenser: 2016), 2nd Floor (Furnace: Gas-2013, AC Condensor-2016), 3rd Floor (Heat Pump: 2014 with New Heat Strips-2024)
- Walk to Joe Van Gogh, Orange Theory Fitness (OTF), CrossFit, piano lessons, dry cleaner, banks (Wells Fargo & Bank of America), veterinarian, Chelsea Theater, YoPop (frozen treats with outdoor seating), sushi, Italian (Magone's), pizza, martial arts, hardware store, post office, grocery, ECHHS, and more!