

Cape Cod MA Project Coastal Charmer



Cape Cod MA Project

Client: Second Home Investment

Summary: A client recently purchased this investment property on Cape Cod MA less than .2 miles to the water. They wanted to modernize the home and add an interior bathroom. The existing structure had no foundation, no interior bathrooms, only a galley kitchen. The only shower was outside. The home was rotting into the ground with signs of sill plate rot. We met with the investors and came up with a design to raise the home, put it on a full 8-foot foundation. Add full plumbing, heating and whole house air conditioning. We also added two primary bathroom suites and increased the interior under air living space by 250 SF by converting an outdated exterior screened in porch to year-round living space. This work increased the value of the property by over \$350,000 and was completely booked for the 2023 rental season, which equates to \$50,000 in rental income.

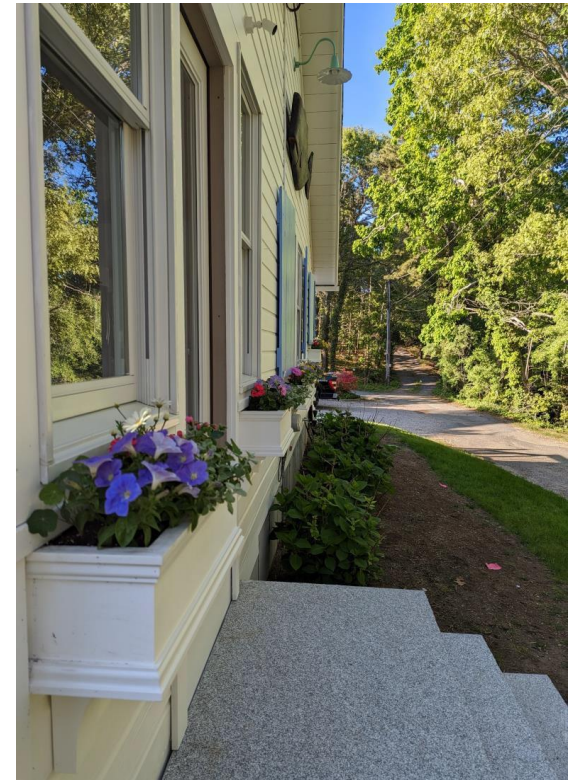
Scope:

- Raised house, full foundation
- Gutted house to studs
- Complete remodel
- New windows
- Updated electrical
- All new plumbing, septic tie in
- New HVAC, Heat & whole house AC
- Title V inspection
- Two new bathrooms
- New framing
- Converted ext porch to living area
- New Kitchen - New flooring
- New insulation throughout
- New shiplap walls throughout
- Cobblestone Driveway
- Exterior fire pit

Before Exterior Photos



After Exterior Photos



New Kitchen Before



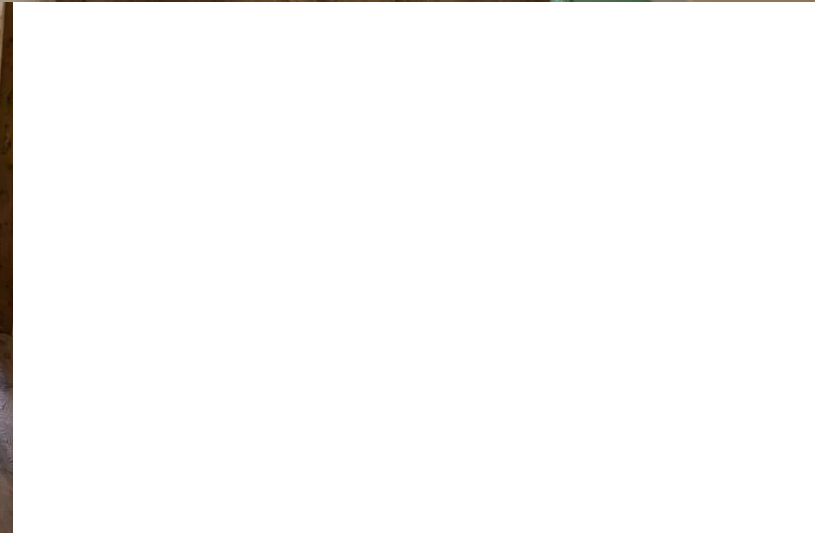
New Kitchen After



Livingroom – BEFORE



Livingroom – After – removed two walls expanded space



Bedroom one with added ensuite bathroom



Converted 3rd bedroom to 2nd full bath



Primary Bedroom



Converted ext porch to year round living space



Exterior Landscape – added firepit

