



162 Lower Shingle Hill Rd.
Fishers Island, NY 06390

- 7 bedrooms, 4.5 bath rooms.
- 2 year restoration covering:
- Upgraded 200amp electric service, new wires throughout
- Copper plumbing with cast iron drains to limit drain noise
- All new Marvin windows
- Custom milled Fir floors to match original 1890s floors
- New construction chimney from basement thru the roof with firebrick and brick exterior to match house character.
- Sealed up perimeter of house to keep critters out of basement
- French drain installed around house perimeter to keep water away from structure

- 1,000 gallon underground propane tank
- New high efficient propane boiler to serve (2 zone) new hot water baseboard heat
- 6 Zone Air Conditioning with sperate from of heat
- New fire alarm systems
- New invisible fence system
- Hybrid Heat Pump High Efficiency water heater
- Ability to flip light switch to turn off water and water heater for ease of managing risk
- Addition on building to host a laundry room with Double stacked washers in new laundry space with wash sink
- Marble Kitchen with Walnut Butcher block island – inset cabinets throughout
- Wolf 36-inch gas range with 42-inch French Door Sub Zero Refrigerator
- Wolf drawer microwave
- Miele dishwasher
- Clear ice maker & Wine fridge



- Living room-built ins
- Custom copper vent covers for dryers and stove
- Marble bathrooms with custom tiled showers
- IPE porch with shingled columns with stone work on base.
- Slate landing off IPE porch
- Fresh gravel on driveways
- Soak lines for Hydrangeas and drip lines for window boxes & hanging baskets
- Renovated the landscaping