

# 9 Sandpiper Drive, Westport MA

Whole-home renovation — 5,832 SF on 2.45 waterfront acres, east branch of the Westport River

## BEFORE & AFTER

Acquired 2019 · Completed 2024

Renovated top to bottom by SCB

| ACQUIRED | PURCHASE PRICE | SOLD     | SALE PRICE  | VALUE CREATED | INCREASE |
|----------|----------------|----------|-------------|---------------|----------|
| May 2019 | \$1,025,000    | Oct 2024 | \$2,250,000 | +\$1,225,000  | +120%    |

### FRONT ELEVATION & APPROACH

Roof, garage doors, trim, exterior color and full landscape re-do



### GREAT ROOM

Walls and ceiling re-clad in painted shiplap; fireplace stone reset; floors refinished



### MAIN KITCHEN

Gutted to the studs — new cabinetry, stone counters, appliances and tile floor



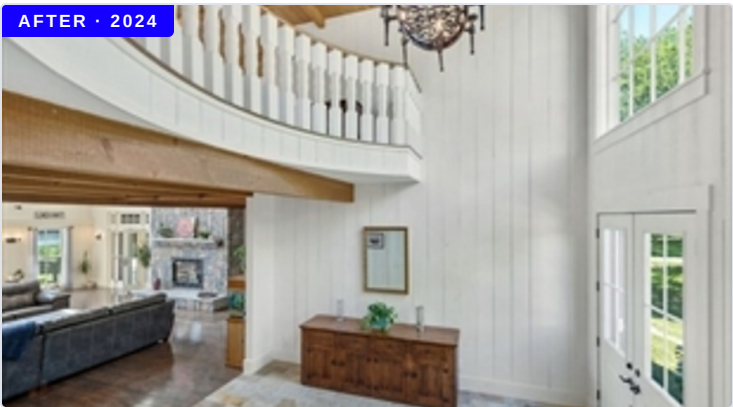
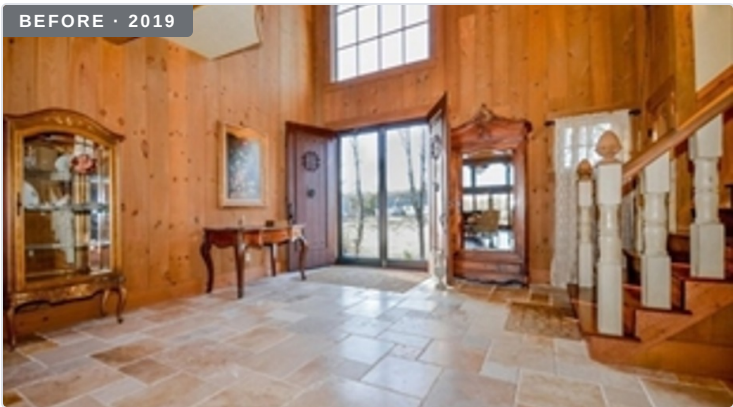
### PRIMARY BATH

Full gut — walk-in glass shower, double vanity, large-format tile throughout



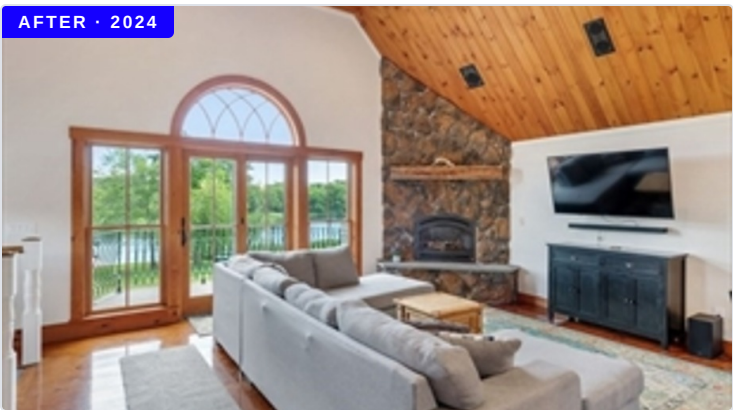
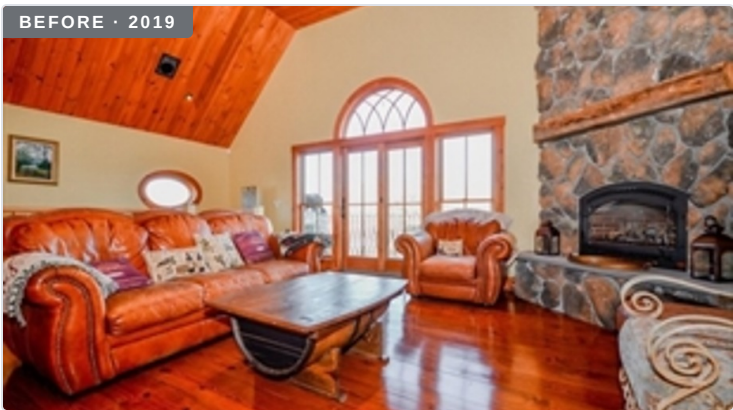
ENTRY FOYER & BALCONY

Knotty pine stripped and re-clad; curved balcony rebuilt and painted



IN-LAW SUITE — LIVING

Same stone hearth and arched doors, brightened with new wall finish and floors



IN-LAW SUITE — KITCHEN

Second full kitchen rebuilt — new cabinets, counters, sink and appliances



SCOPE OF WORK

- Both kitchens gutted and rebuilt
- All five bathrooms fully renovated
- Interior re-clad and finished throughout
- Hardwood floors refinished house-wide
- New tile, stone and finish carpentry
- Primary suite & walk-in closet build-out
- Basement finished for living space
- Heat-pump cooling, 7 zones
- Whole-house backup generator
- Exterior refresh & composite decking
- Outdoor kitchen, spa, three balconies
- Full landscape and site work

Comparison built from MLS listing records #72437427 (2019) and #73257810 (2024). Photos are the listing photography from each sale. This was Southcoast Building's own project — owner Mike Bicho's former residence — renovated and sold in 2024.

BY THE NUMBERS

|                    |                       |
|--------------------|-----------------------|
| Living area        | 5,253 SF → 5,832 SF   |
| Bedrooms           | 3 → 4                 |
| Bathrooms          | 5 — all renovated     |
| Kitchens           | 2 — both rebuilt      |
| Basement           | Unfinished → finished |
| Town assessment    | \$997.8K → \$1.382M   |
| Days to offer      | 54                    |
| Sale-to-list ratio | 94.2%                 |
| Value created      | +\$1,225,000          |