

Seller Improvements and Features

4116 Law Street #B

Per Seller, this is a list of some of the improvements Seller has done since they have owned the property.

Original owner. Purchased while under construction and upgrades added.

General

Located in West University area

Zoned to West University Elementary

Two New Trane High efficient 2 zoned central AC installed in 2019

3 story with multiple Steel beam reinforced framing

Real Stucco exterior

Front Parapet Wall replaced in March-May 2016 (see Seller Disclosure for detail)

Not in flood plain, Never flooded

4 Bedrooms; one currently used as Study another currently used as home office.

3 1/2 bathrooms

Private courtyard with French Drain in yard

3 private terraces

2 gas log fireplaces

Smoke and carbon monoxide hard wired

Monitored alarm systems with exterior digital cameras

Natural gas grill

Adjustable custom window shades on all windows

2 car garage with covered parking along with additional driveway parking

First Floor

First Floor Living

Formal Entry

Granite top kitchen counters

GE monogram appliances

Marble and stone inlaid flooring on entire first floor

Huge 10-foot double pane tinted windows surrounding private courtyard garden with additional sliding glass doors

Half bath powder room

Wood tongue and groove ceiling over covered entry

Gate entry to courtyard

No representation or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, feasibility, merchantability or condition of any property described herein, to the fullest extent allowed by law. All finishes, features, dimensions and improvements subject to buyers inspections.

Second Floor

Bleached oak flooring

Large master bedroom suite with gas log fireplace

Large master bathroom with inlaid marble floors and marble stall shower with bench and whirlpool tub

Custom cabinetry in master closet with copious storage for shoe collection

Secondary Bedroom with en-suite bath with huge floor to ceiling picture window, currently used as home office

Study with closet which could be used as 4th bedroom

Terrace off of hallway

Third Floor

Secondary Bedroom with full bath

Solid locking entry door to third floor

Large terrace with entry from den

Den/Game Room entertainment space

****Exclusions**

Chandelier in the Study

Garden Sculptures