

## **417 E. Alabama St**

Bought in Oct. 2014 – refurbished over two years.

10 windows – double pane

Exterior paint

New front door

Original hardwood floors in living and front bedroom refinished

Added laminate flooring in dining, kitchen and back bedroom

Refinished front bath – new tile shower, new vanity and faucets, light, mirror, commode

Enlarge door from living to dining

Interior paint, crown molding, chair rail (some rooms)

Repaired front porch post and painted porch

Removed old chimney flue – capped off, repaired with cement board

Complete new kitchen – Custom cabinets with soft close doors and drawers, quartz counter top and back splash, sink, microwave, dishwasher and light. Refrigerator stays.

Moved return air for furnace from kitchen to hallway, pushed back wall to accommodate china cabinet in kitchen.

Refinished back bedroom, paint, added closet, installed mirrored doors

Added shelves in utility room

Redirected dryer vent to the exterior

New 220 plugs for dryer and water heater. (J&J Electric)

Refurbished guest bath – tile shower, PVC drains (Rath Plumbing), commode, vanity, faucets, tile floor in bath and hallway to kitchen

Removed enclosed porch and converted to covered open air porch

Added 21x28 stone patio with walks to garage (3x40), garage to back gate(20 feet), side gate to street(3x25)

Completely fenced back yard

Installed patio lights

Installed two flag poles

Remote controlled ceiling fans in living and both bedrooms

10 foot ceilings

Constructed computer room (storage off east porch)

Built in approximately 1907

Lot size – 14,501 sf ( .33 acres)

Roof – 4/13/2013

A/C – Cannell Carrier

Induced Draft Motor 2-25-2014

Condenser – 6-2010

Heater – 1999 (gas)

Water heater – 9/8/2010 Gas

Gas or electric dryer connections

6 month averages for utilities (Dec – May 2020)

Electricity - \$ 61.82

Water - \$ 75.66

Gas - \$ 49.15

GR Rust sold to Bentley in 1907 +/-

Alma Matthys bought in 1943

Current owner bought in Oct 2014