

Updates and Information about the Home

2019

- ❖ NEW FENCE
- ❖ NEWLY PAINTED
- ❖ AC/ SERVICED
- ❖ NEW LANDSCAPING

By room:

Master:

Current owner renovated master suite in 2013, installing new basin, oak vanity with extra deep drawers, and expanding shower to current luxurious size with 3 independent shower heads and hand-laid real penny tile.

Floor-to-ceiling glass wall of windows floods bath with natural light. No sight lines from neighboring property ensure privacy. New owners could create true spa-like experience with lush landscaping outside the bathroom windows

Custom brass ceiling fixture

Hand-poured concrete counter tops (same as in the kitchen)

Track lighting designed to highlight your art collection

Large walk-in closet with custom industrial sliding door

Built in speakers

Designer Freidrich through-the-wall combo AC/heat unit over sized for the space, can be controlled via phone app with additional dongle

Double-sided sliding doors open onto private backyard with new 8' cedar privacy fence. Separate keyed entry into Master suite

Pass-through/laundry:

HE LG stackable washer and dryer

Antique sliding barn door

reclaimed oak flooring, refinished in 2016

Kitchen:

reclaimed wood cabinets

hand-poured custom concrete counter tops

commercial grade faucet

space for a 36" stove top

reclaimed oak flooring, refinished in 2016

Guest Bath:

antique clawfoot tub

custom brass and copper fixtures

Bluetooth audio in the exhaust fan

Living/Dining room:

double doors open to outdoor patio space, perfect for entertaining
extra fridge in outside closet, perfect for entertaining
reclaimed oak flooring throughout front of house, refinished in 2016
60" Sharp flat screen Smart TV on fully articulated mount
Installed ProtectionOne zoned alarm system
Nest Gen 3 energy-saving thermostat
50" modern ceiling fan with dimable LED fixture and remote
Beautiful antique front door with full-glass panels

Middle bedroom:

custom blackout blinds
Custom closet
50" modern ceiling fan with dimable LED fixture and remote
reclaimed oak flooring, refinished in 2016

Front bedroom:

unique space-saving closet, perfect for baby or child's room
50" modern ceiling fan with dimable LED fixture and remote
reclaimed oak flooring, refinished in 2016

Exterior:

Fully fenced yard perfect for large dogs (new, 8' cedar fence on side yard, custom metal fence in front yard)
Local neighborhood dog-run one block away on Cordell
Motion-sensor security lights in front and along sides of house
Xeriscaped yard requires no mowing, very eco-conscious in low-rain years (all permeable surface per CoH water dept. drainage)
Auto court with gated parking for 3+ cars, additional shaded on-street parking
Remote access for auto gate
Last house on the block to flood due to proximity to drainage (property line extends c. 12' beyond the side fence into the drainage. Could be built up with retaining wall, adding c.1200 SF of useable area to the property)