

717 W 30TH STREET

Garden Oaks 3 Br / 2 Ba Bungalow Style – 2,214 ft²

\$529,900



AMENITIES

- **Large 14,451 square-foot lot.**
- Large kitchen with open floor plan to living room.
- High-end granite counter-tops.
- Tall cathedral ceilings with exposed wood beams.
- Indoor and outdoor / gym with wired surround-sound.
- Gas fireplace connections in living room.
- **Real hardwood floors and tile throughout.**
- Ample storage and closet space.
- **2 large loft spaces in living and master bedroom.**
- Large covered deck off the back of the master and second covered deck off guest suite.
- Rain shower fixtures in bathrooms.
- Outdoor post lighting and charming exterior lighting.
- **Double plunge-pool / fountains!**
- Single-car attached garage with workbench area and ample parking.
- High-end appliances and fixtures (pot-filler, etc.)
- **Large backyard covered patio with RV Hookup.**
- Storage/workshop space shed in back yard.
- 3 blocks from Starbucks Coffee and right down the street from the shops on 19th!
- **Garage Apartment / Tiny House**
- Bungalow features (chandelier, doorknobs, doorbell, etc.)
- Beautiful indoor Japanese burnt cedar siding

IMPROVEMENTS

- Updated electrical throughout (2016).
- **New R-410A air conditioner (2020).**
- Replaced main water line to front meter (2016).
- Heated pools (2)/spa
- **High-end appliances and fixtures.**
- New roof on garage and tiny house (2020).
- **Spray foam insulation in cathedral ceiling.**
- New plumbing improvements (2014-2016).
- **New 4-inch main sanitary line tie-in (2017).**
- New insulation throughout interior and exterior (2015).
- New hardy plank exterior (2016) and garage (2020).
- Installed secondary electrical panel for garage (2015).
- New water heater (2015).
- **Double-hung, Argon gas, Low-E windows (2016).**
- Whole house fan (2017).

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FOR THOSE INTERESTED IN A MORE COMPREHENSIVE SHOWING (E.G. THE HISTORY OF THE HOUSE, MAINTENANCE INFO., UTILITIES COSTS, AMENITIES DISCUSSION, ETC.) SELLER WILL SHOW HOUSE IF REQUESTED.