Random list of upgrades to 1612 Ball Street

-pool, hot tub. Pool and hot tub can be heated separately. The whole system is controlled wirelessly with a remote
-carport upgraded to single car garage: new foundation poured and framed in
-whole backyard was spray-decked
-new pergola installed
-new fence out front
-new walkway out front (original bricks used to enclose garden beds and walkway on the side of the house.)
-broken sidewalks were replaced
-Ball Street was recently paved
-Ball Street alley was recently paved
-whole exterior of the house was painted within past year
-entire front structure was repaired with extensive new wood beams installed (job about 15K)
-underneath of house has closed cell spray foam insulation
-all new insulation in the third story
-solar screens installed on West side windows
-solar powered attic fan installed
-replaced one AC/Heating unit
-third story fully finished off with HVAC, electrical, surround sound, LED lighting, wired ethernet, and fully carpeted; additional storage closets in third story.
-second story bedrooms fully carpeted (original wood floors intact under carpet)
-both upstairs bathrooms had remodeling (new vanities, toilets, floors, and shower doors)
-entire inside of house has been painted in the past few years (~63 gallons of paint)
-back apartment has wall-to-wall carpet installed. Queen bed, chairs, and dressers will stay if the buyer wants
-tankless water heater was installed by previous owner
-washer and dryer that fit in the upstairs nook have 5 years and 1 year old (these are included in the house)
-master closet has new built-ins installed
-extensive landscaping in front of house including newly built planters and sod
-antique wood stairs, railings,
Replaced front doors- custom mahogany wood featuring stained glass windows.
Adjoining door between two bedrooms was sealed off to create a closet (all bedrooms have a closet)
Shelving added to mudroom closet for extra storage.
Front and back stairwell, and upstairs hallway were striped and restained.