

2006 Brimberry St.

Location

- Quiet street with great neighbors.
- Just blocks from TJ Jester Park – hike and bike trails, enclosed dog park, 9-hole disc golf course, pool, and playground
- Walking distance to Candlelight Park and Community Center – covered pavilion, playground, paved trail, and lighted playing fields
- Outside of 500-year flood FEMA zone (never flooded per seller).

Features and Improvements

Major Components


- PEX plumbing in 2017 (pipes did not freeze during 2021 hard freeze per seller)
- Energy efficient HVAC system in 2018 (Trane 14 SEER 3.5 ton)
- Nest thermostat in 2021


Exterior

- Composition shingle roof in 2017
- Exterior lighting including flood lights on drive and in yard in 2021
- Black, metal mailbox customized with house numbers in 2021
- Backyard landscaping in 2021
- Raised garden planters (stay) and composter (stays) behind garage
- 7" fence in 2021
- Rainbird front and backyard sprinkler system
- Gutters with screens added in 2020
- Custom iron and wood automatic, electric gate in 2020
- Concrete driveway with drains in 2020
- Over-sized 2-car detached garage
- Entry point with French door added into garage in 2021


Interior

- White 4.5" plantation shutters in Nov 2020
- Beautiful, quarter-sawn, Oak floors refinished in 2020
- Crown molding and 4" baseboards
- LED recessed lighting in 2021
- Energy efficient LED lighting in all fixtures
- Energy efficient, double pane Jen-Weld windows in 2017
- Solid-core, one panel shaker style interior doors in 2021
- Black hardware on all interior and exterior doors in 2021

 3 bedrooms

 2 baths

 2 car detached garage

 1,725 square feet

 7,200 square feet

Kitchen and Living Room

- Kitchen opened to living room with new island in 2021
- Quartz counters in 2021
- Tile backsplash replaced in 2021
- Island pendant lighting in 2021
- Undercounter LED lighting in kitchen
- Cabinet and drawer hardware in 2021
- Custom designed fireplace feature wall with electric fireplace / TV mount (stays) in 2021
- Pantry with microwave (stays) added in 2021
- Composite, gray sink in 2021
- Beautiful Kraft-Maid maple cabinetry with soft close drawers
- 5-burner gas range in 2021
- Wine/beverage refrigerator (stays)

Laundry Room and Office Space

- Laundry room expanded in 2021
- Cabinets, hardware, and quartz counters added in laundry room in 2021
- Office space (7' x 10.5') added in 2021

Bedrooms and Baths

- Custom, lighted closet system with soft close cabinets and pull-out shoe drawers in primary bedroom in 2021
- Customized vanity, new drawer hardware, new marble countertop in primary bath in 2021
- Tile flooring in secondary bath replaced in 2021



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