

# Property Highlights & Upgrades:

718 E 8<sup>th</sup> ½ St.

## Property Overview:

- Year Built: 2008
- 4,262sqft – main house
- 552sqft – fully built out garage apartment
- Bedrooms: 5/6 (1 bed area located in garage apartment)
- Bathrooms: 4 full/1 half (1 full bath located in garage apartment)
- 2 car detached garage

## Property Highlights & Upgrades:

- Interior:
  - No carpet throughout entire main house
  - LED lighting throughout
  - Kitchen
    - Over-sized prep island & double-sided breakfast bar
    - Stainless steel GE Monogram Energy Star appliances
    - Walk-in pantry
    - Built-in refrigerator
    - Full wet bar/coffee bar with built-in wine fridge and sink
  - Living Room
    - Custom built-in cabinets perfect for extra storage
  - Spacious Primary Bedroom
    - Conveniently located near utility room
    - Over-sized walk-in closet equipped with custom shelving and built-in drawers
  - Spacious Secondary Bedrooms
    - 2 upstairs secondary bedrooms freshly painted - 2022
  - Downstairs Study/Secondary Bedroom
    - Private entry from front porch
    - Wainscoting paneling
    - Walk-in closet
      - Utilize the walk-in closet as a dog room equipped with a doggie door leading to the dog run or simply close this off
  - Utility room
    - Conveniently located near all bedrooms
    - Oversized room equipped with wall and undercounter cabinets
    - Sink located in utility room
  - Enjoy two fireplaces' downstairs
    - No need to get off the couch in the living room to turn on/off the fireplace, it has a remote control!
  - Attic space flooring offers ample space for storage
  - 2 Nest thermostats

➤ **Exterior:**

- **Pool/spa/outdoor kitchen all recently built in 2021**
  - Lifetime warranty on pool and spa!
- **Outdoor lounge area**
  - Kick your feet up and enjoy the truly custom outdoor lounge area with a built-in fire pit and arbor with gas lantern
- **Garage**
  - Custom built-in cabinets
  - Epoxy floors
- **HVAC**
  - Serviced 2x/year
- **Covered slate porch w/ private entry to study/secondary bedroom**

➤ **Garage Apartment**

- Built out as full garage apartment in 2021
  - Full bathroom and utility room added
- A/C unit – installed 2021
- Outdoor storage under garage apartment stairs