

**Updates (over \$80,000 in updates):**

- Flattop roof redesigned and replaced, added custom wrought-iron balcony (2016)
- New siding and trim on front exterior (2016)
- Arlo exterior mounted security cameras (2018)
- Smart light switches for exterior lighting (2018)
- Kitchen updates: subway tile backsplash, painted cabinets, new cabinet hardware, built-in wine fridge (2018)
- Custom accent wall in master bedroom (2019)
- New smart garage door opener (2020)
- Brink's Home Security equipment update (2020)
- Custom room darkening shades in bedrooms (2021), Custom wooden slat 2" blinds in remaining windows/doors
- New front and garage door paint, new front door keypad lock (2022)

**Items Negotiable to Convey (must include in Non-Realty Items Addendum if buyer wants them):**

- Washer/Dryer

**Exclusions:**

- Drapes and curtain rod in nursery, TV and wall mount in living room, refrigerator

**Average bills:**

- Electric: \$150 per month
- Gas: \$30 per month
- Water/Sewer: \$75 per month

**Seller Q&A:**

**1. Why did you originally choose to buy this home?**

Modern living with huge rooftop deck and views of downtown. Open floor plan. Spacious primary bedroom with large walk-in closet, bathroom, and private balcony.

It is in close proximity to the Medical Center and Downtown.

Very close to all the heights amenities. Walking distance to several local restaurants, coffee shops, and neighborhood bars.

**2. What are the best features of this home?**

The huge rooftop patio with views of downtown - perfect for entertaining, outdoor dining, and plenty of storage as well. We love the open floor plan with lots of natural light.

Everything is clean and well-maintained with many updates over the years.

**3. What do you enjoy most about this neighborhood?**

Friendly neighbors, easy commute to downtown and the medical center, quick drive or walking distance to many restaurants, coffee shops, bars, and shopping centers.

**4. What are your favorite nearby places for shopping, eating, and recreation?**

We enjoy dinner or drinks at the neighborhood establishments: D&Ts, Cantina Barba, Coltivare, and many more. Quick commute to central heights for dining and shopping galore. Or explore all that downtown has to offer with a 5-minute drive.