

## 6102 Lymbar

### *Special Features*

#### *Exterior*

- Built in 1964
- Brick and wood exterior
- Single car, private driveway
- 2-car detached garage
- Cedar driveway gate with automatic opener (2021)
- Garage and exterior of house painted (2021)
- Pop up drain installed (2021)
- Outdoor tankless water heater installed (2020)
- Double pane windows installed (2020)
- 7 ft cedar privacy fence (sides in 2019 and back in 2021)
- Fiberglass front door installed (2020)
- Exterior Doors with blinds in glass (2020)
- Cedar shutters installed and posts wrapped (2020)
- Outdoor plumbing/water spigots replaced (2019)
- Extensive foundation repairs with transferrable lifetime warranty (2018)
- Underground sewer plumbing replaced (2018)
- Electrical panel replaced (2018)

#### *Interior*

- Spacious rooms with neutral finishes
- Updated and replaced most of the electrical wiring. Replaced all outlets and switches (2021)
- PEX plumbing installed (2021)

#### *Living Room – (18' x 15')*

- Generously sized room open to dining and partially to kitchen
- Wood beam ceiling accent
- Custom built-ins and wood beam mantle
- Electric fireplace
- Laminate wood flooring
- Ceiling fan with light and remote
- French doors to backyard

#### *Dining Room – (14' x 10')*

- Spacious room open to living area
- Laminate wood flooring
- 9 light Chandelier

#### *Kitchen – (32' x 12')*

- Extensive remodel (2020-2021)
- Quartz countertops including a waterfall peninsula with bar seating
- Subway tile backsplash
- Laminate wood flooring
- Custom cabinets with mostly drawers on lowers, soft close slides, 42" uppers, a mixer lift, and pull-out trash cans
- Large pantry
- Built-in desk with quartz counter
- Stainless steel KitchenAid double ovens and 36" gas cook top
- Stainless steel KitchenAid warming drawer
- Stainless steel sink with recent garbage disposal
- Stainless steel third rack KitchenAid Dishwasher

#### *Primary Bedroom – (14' x 11')*

- Spacious room with neutral finishes
- Large walk-in closet with custom built-ins
- Laminate wood flooring
- Ceiling fan with light and remote

#### *Primary Bath – (15' x 6')*

- Extensive remodel (2021)
- Walk-in shower with subway tile
- Floating vanity with dual sinks
- Tile flooring
- Towel warmer
- Vanity lighting, overhead lighting, and exhaust fan

*Guest Bedroom – (13' x 12')*

- Spacious room with neutral finishes
- Two large closets with custom built-ins
- Laminate wood flooring
- Ceiling fan with light and remote

*Guest Bedroom – (13' x 11')*

- Spacious room with neutral finishes
- Large closet with custom built-ins
- Laminate wood flooring
- Ceiling fan with light and remote

*Guest Bedroom – (13' x 10')*

- Spacious room with neutral finishes
- Oversized walk-in closet with custom built-ins
- Laminate wood flooring
- Ceiling fan with light and remote

*Guest Bathroom – (10' x 7')*

- Extensive remodel (2019)
- Deep soaking tub/shower combo with subway tile surround
- Floating vanity with dual sinks
- Tile flooring
- Vanity lighting & exhaust fan

*Garage – (20' x 20')*

- Finished out garage walls (2020)
- Added electrical (2020)
- AC window unit installed (2020)
- Side entry door installed (2020)

*Other*

- Smoke detectors added and hardwired
- Carbon monoxide detector added
- Replaced all lighting fixtures
- Custom built shelving added to all closets
- Closet lights put on switches instead of pull strings
- Replaced interior doors and hardware (2021)
- Sink and sump pump added to laundry room 2021