



415 W 30th

Your lovingly and impeccably maintained modernized Garden Oaks bungalow awaits. This home features designer attention to detail, including custom wood shutters, crown molding throughout, and large windows in the living room and breakfast area showcasing views of the beautiful, mature, garden beyond the raised wooden deck. Many quintessential characteristics of a Garden Oaks bungalow remain in the home, including solid oak wood floors, white and black hexagon floor tile, wood windows, and a curved archway to the formal dining room. The well-appointed, bright, professionally designed kitchen features honed white marble countertops, instant hot water dispenser, a flush mount air garbage disposal switch next to a 36" oversized farmhouse sink, stainless steel Dacor gas cooktop, overhead exhaust, and GE Profile appliances. Custom site-built wood cabinets provide four sliding pantry cabinets, spice drawer, sheet pan storage, glass-front upper cabinets, as well as appliance drawers in all lower cabinets, garbage drawer, and more. A pair of gorgeous 70+ year old magnolia trees shade the front yard while blooming crepe myrtles dot the entire 10,000+ sq foot lot with color.

2 Beds
2 Baths
1 Car Garage
1,839 Sqft
10,650 Sqft Lot



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Upgrades & Features

2022 – May/June

- New Amana gas furnace
- New condenser motor, capacitor, and booster kit
- Sensi smart-home thermostat
- Fresh interior paint

2021

- Upgraded smart-home security system with 2 touch screens, glass break, motion, and door sensors (owned)
- Sprinkler system refitted with new control panel and all sprinkler heads replaced
- Replaced outside water faucets
- Resurfaced bathtub in hallway bath



2015

- Kitchen remodel – solid wood oak floors, subway tile backsplash, countertops, 36" woodfired ceramic farmhouse sink, custom pot & pan drawers in all lower cabinets, garbage can drawer, garbage disposal with air button start; stainless steel Dacor gas cooktop, GE profile dishwasher, exhaust fan, instant-hot water dispenser, sink faucet
- Living Room remodel – new windows to the back yard, solid wood flooring to match existing, tile fireplace surround
- Primary bath vanity update – marble countertop, subway tile backsplash, faucet, designer mirror
- All solid oak wood flooring in the home refinished and features European style oil finish provided by Woodcare of Denmark (WOCA)



2011

- Hallway bath remodel – refinished original 1940's tub, subway tile, seamless glass tub surround, pullout drawers in lower cabinets.
- New American Standard Air Conditioning Unit and Condenser

2008

- Roof replaced on the house
- Replaced driveway added extra parking pad

2000

- A 400 sq ft ensuite for the primary bedroom with separate vanity, oversized walk-in closet, that features a custom marble vanity, jetted soaker tub, large walk-in closet with 2 transom windows that allow for natural light, and built-in armoire storage, thoughtfully designed for possible future usage as a peaceful secluded office or nursery as well as a well-appointed interior laundry room

