

606 Rutland Street

Features and Improvements



AMY MCGEE

- Gorgeous pool with water feature has heat pump that both heats and cools
- Katch-a-kid pool safety net included
- Full AC replacement of upstairs unit 6/2019, replacement of evaporator coil on downstairs unit 9/2019. Both have transferable 10-year warranties.
- New variable speed pool pump 12/21
- New mini-split HVAC IN garage apartment 6/21
- New Trex decking on front and back porches 2021
- Gas-lit fire pits at back of pool
- Ecobee thermostats, Nest smoke/CO detectors
- Finished garage apartment offers 450 square feet of space with private access, kitchen and full bathroom
- Alley access to garage with additional parking in front
- AC units relocated to side of garage for aesthetic improvement
- Spray foam insulation
- High walkability score with short access to MKT Hike and Bike trail, retention pond dog walk (across street, behind houses), restaurants/pubs like Better Luck Tomorrow (BLT), Local Foods
- No flood history, including Harvey
- Fully wired and owned alarm system
- Full surround sound with speakers
- Recent Bosch dishwasher
- Fruit-bearing fig tree in front yard
- Marble/granite counters in chef's kitchen with stainless steel appliances and walk-in pantry
- Kitchen cabinets extend to ceiling for ultimate in storage
- Soft-close drawers
- Two porches: first floor and one private to large primary suite on second floor
- Fenced front yard with Heights charm and curb appeal
- Two living spaces and open floor plan ideal for entertaining
- Great built-ins for art, books, storage
- Triple crown molding, hardwood floors, custom craftsmanship throughout
- Open floorplan ideal for entertaining
- Dry bar with wine cooler and glass front cabinets located between living and kitchen areas
- Downstairs double storage closet includes a coat closet and a secure, lockable closet beyond
- Powder bath downstairs ideal for guests and easy living access
- Oversized primary retreat with tray ceiling, luxurious bathroom and custom closet
- Large utility room with ample storage and natural light
- Third balcony overlooking pool
- No HOA, voluntary neighborhood constable watch