



## 1003 Gruenwald Avenue Additional Property Information

- Amigo Energy – average \$176/month
  - Centerpoint – average \$51/month
  - City of Seabrook – water/sewer/trash service average \$114/month
  - Flood insurance \$935
  - Homeowners hazard insurance \$1,916
  - Windstorm insurance \$994
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### RECENT RENOVATIONS, UPDATES & UPGRADES

#### 2017

- Original jetted tub replaced with ergonomic soaker tub addition in Primary Bath
- Primary Bath floor tile and tub/shower tile with glass accents added
- Primary Bath fixtures updated

#### 2018-2019

- New standing seam metal roof and top floor front gutters installed
- Pergola added over top floor deck
- Exterior repainted SW Dockside Blue
- Decking repainted SW Juniper Blue
- Engineered interior beam added across width of home to support pergola addition
- 44 double pane windows/doors replaced with 150mph triple pane impact glass
- Neuma storm doors added on exterior doors main floor and top floor
- Insulated leaded glass storm door added on covered ground level back door
- Hardwood floors replaced main floor and top floor
- Hardwood treads added on upper stairwell
- All cabinetry doors replaced with shaker style faces
- Granite counter surfaces replaced with quartz in living area, kitchen and utility room
- New hardware, fans and fixtures added throughout
- Original fireplace/heater replaced with glass rock fireplace/heater
- Cast iron clawfoot tub refinished in Bedroom 2
- Tankless hot water heater added
- Kohler architectural series sink with drain shelf and sliding cutting board added in kitchen
- Hands-free faucet added in kitchen
- 2 new air conditioners added (1 per floor)
- 2 new heating furnaces added (1 per floor)
- New ductwork installed throughout the home

#### 2021

- Whole house surge protector installed on main electrical panel
- USB outlets installed throughout the house

#### 2022

- New front lawn sprinkler system installed
- New fridge installed (negotiable to convey)

#### 2023

- Interior walls and trim work repainted
- New gas range installed