

# 921 Columbia Street

*Located in the Historic Heights, this one of a kind home has so much to offer.  
Below are just some of the standout features*

- 2022 - New Frigidaire Professional built-in refrigerator installed
- 2021 - New Tankless hot water heater installed
- 2021 - Upgraded shared-use Alley from caliche dirt to combination of concrete & Truegrid & Blackstar
- 2020 - New AC's, Furnaces, and Blowers installed
- 2020 - Treehouse in front yard installed with Blackstar rock base & black metal fence
- 2019- 3M Security Film installed on all Windows & Doors accesible from porches
- Backyard Fence on North & West sides replaced with 8' Privacy Fence
- Pool half bath/powder room finished out in garage for ease of access
- Installation of Automated & Smart Devices with Smartphone access/control-
  - Ring doorbell
  - Smart Garage Opener/Sensor
  - Smart Switches in downstairs common areas
  - Smart Irrigation System
  - Smart Thermostats
  - Smart Lock installed on front door
- Wireless Access Points for full house Wi-Fi Coverage
- Built-In Speakers & TV System wired in Summer Kitchen
- Multi-Zoned Sound System with built-in surround sound in den with speakers in Dining Room & Back Porch
- New Railing & Gate installed on back porch for pool access & security
- Fresh Landscaping
- Wood burning fireplace converted to Gas-Log fireplace with remote control



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- Roman Shades installed throughout
- Own a piece of history! Reclaimed Antique front door from WWII-era Heights Craftsman Bungalow tear down\*
- Chef's dream kitchen includes -
  - Frigidaire Professional Built-In Refrigerator
  - Wolf - 6 Burner gas range with Griddle & Double Convection Ovens
  - 6 Speed Zephyr Range Hood
  - Pot-Filler above stove
  - Hidden pull-out Spice Racks on either side of gas range
  - In-Island Microwave
  - Appliance cabinets with built-in electrical outlets
  - Walk-in pantry with mini-fridge & Coffee Station with electrical outlets
  - Dual-Temperature wine refrigerator in Butler's Pantry
  - Under-Cabinet lighting with hidden electrical outlets
  - Pot & Pan drawers, custom upper glass panels, & more!
- Double-pane Jeld Wen windows throughout
- Swarovski Crystal Chandelier in Dining Room
- Claw-foot bath in the Full bath downstairs
- TONS of built-ins throughout Kitchen, Study, Den, & all Bathrooms
- Extra-Large Garage with Alley access
- Blackstart parking pad out front makes for highly coveted Guest Parking
- Summer Kitchen has 4 fans & switch to open louver to blow AC from Upstairs unit out to Summer Kitchen when desired
- French Drain system from back deck, backyard, and front yard
- Additional attic storage built-out above garage
- Heated pool & spa with new Dolphin pool robot

*\*Per original builder*



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- Zoned to the desirable Harvard Elementary (only 2 blocks from this gorgeous home!)
- Great access to so many interconnected Hike & Bike Trails
- The location cannot be beat - walking distance to wonderful area bars, restaurants, retail, and breweries - but tucked away enough that you don't hear any noise or have any patrons parking nearby
- Amazing natural light throughout the entire home
- Storage GALORE throughout this entire home!
- Oversized Garage allows for 2 full size vehicles plus storage for bikes, other items, and a workshop
- Large Den/Kitchen as well as outdoor Summer Kitchen overlooking the pool makes for spectacular entertaining of friends and family

## *Items Included in Sale*

- *Dual Temperature Wine Refrigerator at Butler's Pantry*
- *Mini-Fridge in Kitchen Pantry*
- *Dolphin Pool Robot*
- *Treehouse in front yard*
- *Curtains in upstairs Nursery*

## *Items Excluded from Sale*

- *Wall mounted Organization Center in Mudroom*
- *Sonos Speakers*
- *Baby Gates*
- *Hanging Hammock Chair in secondary bedroom upstairs*
- *Washer, Dryer, Garage Refrigerator & Freezer*
- *Ring Cameras*
- *Televisions (Mounts can stay)*

