

4370 Varsity Property Information

1. PRIMARY BATHROOM SUITE: Added new extension which includes primary bathroom with walk-in shower with two showerheads, two closets, one of which is a walk-in closet with built in cabinet, a Jacuzzi tub, built-in cabinets, double vanity, and access to patio. Performed with permits for new electrical and plumbing and insulation under this extension. 2011. Private doorway to patio installed
2. ALL NEW PLUMBING INSTALLED.
3. REMODEL OF HALLWAY BATHROOM: Complete remodel of hallway bathroom including bringing in washer and dryer, new tile, new plumbing, new electrical wiring, new vanity, new window, new toilet, new stained glass (removable). Hallway built storage compartment with folding door opening can privatize the space making the hallway bathroom and hallway bedroom - its own suite. Great when you have company visiting. 2011.
4. Lifted ceiling in master bedroom to expand volume of room, 2011.
5. ADDITION OF A DECK. Addition of deck with railings and with awning* that will extend over patio providing shade, approximately 20 feet by 25 feet. 2011.
6. NEW ELECTRICAL WIRING for front bedroom, primary bedroom, primary bathroom, and hallway bathroom. 2011.
7. AIR CONDITIONING AND HEATING SYSTEM: new HVAC ductwork, 2015 and new HVAC condenser (the outdoor unit) and coil, 2019. HVAC serviced summer 2023, new air intake and all added and all new vents.

8. WOOD FLOORING: New maple wood flooring with new subfloor, moisture barrier, and fans everywhere in the house except master bedroom 2016;
9. new maple wood flooring with new subfloor, moisture barrier, and fans in master bedroom, 2023. This completes the entire house having all new hardwood floors (2016-2023)
10. Drainage Control: Gutters throughout, 7 water basin installed around and under the house to channel any potential water to street. 2016
11. New light fixtures throughout including dining, breakfast/buffet area, kitchen, hallway bedroom. 2023.
12. New food disposal. 2023
13. New microwave. 2023
14. New electrical plugs and light switches throughout including GFCIs in the bathrooms and kitchen. 2023.
15. Techshield radiant barrier to reduce heat added in attic under roof decking to reduce heat and reduce cooling costs. 2019.
16. New windows throughout except for two in kitchen, 2011
17. New backsplash and granite countertops in kitchen, 2023.
18. Added ventilation fans to circulate space under crawl space, 2016.
19. Completely repainted exterior. 2023
20. Completely repainted interior including all woodwork 2023.
21. New knobs and pulls in breakfast area and kitchen. 2023

22. Moisture barrier under all wood flooring, 2016 and 2023.
23. Added blown-in insulation into attic. 2019.
24. Added additional cabinet space between dining and kitchen area. 2023.
25. New tankless gas water heater installed. 2023

Other information:

Garage: like most garages of its age in University Oaks. Sold As Is, where is. The seller will do no repairs. *Awning was working in Sept. 2022. The previous owner lost the remote control. We have purchased a remote and was told that it may work with it. We have a general remote with instructions for buyers to try to see if it works.