

## **813 W 31st Street**

### **Improvements since ownership - April 2019**

- **New hvac (approximately 3 years old)**
- **Tankless water heater**
- **Water filtration system**
- **New roof (July 2023)**
- **Exterior cameras**
- **New appliances**
- **New carpet on second floor**
- **Expanded the sod in the yard**
- **New 8ft privacy fence, enclosing the back and side yards**
- **New pool remote**
- **New recessed lighting in flex space (main area)**
- **Upgraded internet throughout home**
- **Stained and varnished all exterior wood**
- **Added stone mantel to outdoor fireplace**