

1502 Van Buren Drive

## Notable Features + Amenities

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### Living Area

- Vaulted Ceilings
- Gas Log fireplace with Brick surround, White Wood Mantle above
- Stained Glass Windows Flanking Fireplace
- Natural light from Andersen Windows with views of Atrium, Pull-Down Shades
- Travertine Style Ceramic Tile surrounding Atrium Windows
- Nucor Performance waterproof, scratch-resistant wood-like LVP (2022)
- Black Granite Breakfast Bar open to Kitchen
- Tiffany Style Light Fixture
- Custom Wainscoting
- Skylight
- Recessed Lighting
- Ceiling Fan with Light

### Kitchen

- Reverse Osmosis System, 24/7 Filtered Drinking Water
- Clofy Brushed Nickel Faucet with Detachable nozzle (2018)
- Stainless steel sink
- Sliding Barn Door to Pantry
- Stained Glass Cabinet Windows
- Linear Flush Mount Wooden Light Fixture (Jul 2023)
- Pop-Out style Andersen Window above Sink
- Breakfast Bar open to Living
- Black Granite Countertops
- White River Rock Backsplash
- Black 2012 Samsung Refrigerator
- Black Whirlpool 4-burner Gas Cooktop
- Black Maytag Double Electric Ovens
- Black GE Dishwasher
- Black GE Microwave
- Nucor Performance waterproof, scratch-resistant wood-like LVP (2022)
- Ample Cabinetry / Storage Space

### Dining Room

- Gas Log Fireplace with Ceramic Tile Surround
- Track Lighting above Fireplace Mantel
- Natural light from Andersen Sliders with views of Atrium, Pull-Down Shades
- Travertine Style Ceramic Tile surrounding Atrium Slider + Gas Log Fireplace
- Nucor Performance waterproof, scratch-resistant wood-like LVP (2022)
- French Doors with access to Driveway + Front Side of Home
- Ceiling Fan with Light

### Office

- (3) Windows with (1) large window ledge
- Nucor Performance waterproof, scratch-resistant wood-like LVP (2022)
- Ceiling Fan with Light

### Utility

- White 2013 Samsung Washer
- White 2013 Samsung Dryer (gas)
- Ample Storage Space
- Ladder leading to Loft Area / Storage Space
- 12x24 Ceramic Tile

### Loft Space

- Built-in shelving
- Perfect for arts + crafts, holiday storage

### Primary Bedroom

- Built-in Shelving and Drawers
- Andersen sliding door with Views + access to Atrium
- Custom Black-out Roll Down Shades (Mar 2020)
- En-suite Bathroom with Ample Storage, Walk-in Closet
- Wood-like LVP
- Ceiling Fan with Light

## Primary Bath

- Bluetooth Speaker vents with dimmable lighting (Aug 2020)
- Built-in Vanity with Cabinets + Vanity Lighting
- Ceramic Tub with Neutral Tile Surround

## Secondary Bedroom

- Ceiling Fan with Light
- (2) Windows with Large Window Ledge
- Walk-in Closet
- Wood-like LVP

## Secondary Bathroom

- Bluetooth Speaker vents with dimmable lighting (Aug 2020)
- Kohler Toilet (Aug 2020)
- Ceramic Tub with Neutral Tile Surround
- Dual Sinks with Moen Faucets, Vanity Lighting
- 6x6 White Tile in Shower area
- Wood-like LVP

## Secondary Bedroom

- Ceiling Fan with Light
- Large window
- Walk-in Closet
- Wood-like LVP

## Backyard

- Atrium with Star Jasmine + David Austin "Evelyn" Roses, Gray Flagstone
- Sliding Door access to Dining + Primary Bedroom
- Full Perimeter Wooden Privacy Fencing (2021)
- New Deck (Apr 2023)
- Atrium Siding Replacement (2020)

## Pool / Hot Tub

- Fully Resurfaced Dark Blue Pebble Tec (Jul 2018)
- Gray Flagstone Surround
- River Rock Waterfall
- Pool / Spa Heater (Jul 2018)
- Polaris Vacuum Cleaner
- All pool equipment / remaining pool chemicals included

## Garden

- David Austin "Evelyn" Roses
- Golden Dewdrops Purple-Flowered Tree
- Built-in Raised Garden Bed (sweet potatoes, lettuce, watermelon in season)

## Exterior

- 7,700 Sqft Corner lot
- New St. Augustine sod in Front Yard (summer 2023)
- (2) Mature Oak Trees + (1) Mature Magnolia
- Recently landscaped beds with cedar mulching
- Replaced wooden siding with Hardiplank, paint front exterior (2019)
- Exterior light fixtures (2019)
- Replaced wooden siding with Hardiplank, paint side exterior (July 2022)

## Upgrades

- New Roof and Decking (Jul 2023)
- NuCore waterproof, scratch-resistant LVP flooring throughout excluding bedrooms & bathrooms
- Re-piped West side of Home (laundry, kitchen, refrigerator) with PEX plumbing (Jan 2022)
- Replaced A/C compressor + Refrigerant Lines (Aug 2021)
- Replaced Furnace Motor (Jan 2022)
- Installed A/C hard start kit, Replaced Capacitor + Breaker Switch (Jun 2022)
- Repaired ¾'s of Foundation (summer 2020)
- Replaced Water Heater (Aug 2022)
- Replaced Exterior Siding with Hardiplank + Painted – Front North-facing Side (2019)
- Replaced Exterior Siding + Painted – Atrium (2020)
- Replaced Exterior Siding with Hardiplank + Painted – Front Garage Side (Jul 2022)
- Interior Paint (2018-2022)
- Painted Garage Door (Nov 2022)
- Replaced Light Fixtures in Hallway and near Barn Door (Jul 2023)
- Installed Schlage Combo Front Door Lock (Jul 2023)

## Seller is willing to convey following items

- Samsung washer, dryer, refrigerator
- (2) King-size beds. (1) with full matching set – dresser + mirror, nightstand
- Rogue Fitness weight equipment – bench, barbell, weights
- Dehumidifier
- Season décor in loft storage
- Pool Equipment, remaining chemicals
- Yard Tools and equipment
- Ring Doorbell System