



**3806 Avenue Q**  
**Features, Benefits**  
**Upgrades & Improvements**

1. Located in “X” flood zone and has never flooded.
2. New Front Load Washer & Dryer
3. House & Garage – New Aluminum Seamless Gutter System
4. Underground Drainage system pumps all standing water on property to the street
5. Natural Gas Whole House Generator
6. Tankless Water Heater, Gas
7. Newer Kitchen Appliances
8. Bonus Space in Loft Build Out – Will Sleep 20 people!
9. Whole House Vapor Barrier
10. 100% Electrical System and Wiring Replaced and Updated – 2019
11. 100% Water Lines Replaced – 2019
12. 100% Natural Gas Lines Replaced – 2019
13. Whole House Water Softening and Conditioning System – 2019
14. New Central A/C Systems and All New Ducts – 2019
15. Whole House U/V Air Purification System
16. Radiant Heat Floors in the Primary Bathroom
17. Hot Tub, Deck and Privacy Fence Fall 2023
18. Garage Plumbed, Floors Tiled and HVAC installed for year-round climate control.
19. Heated & Cooled bonus space, currently an office, could be anything on the far side of the garage, complete with locking private entry
20. Remote operated driveway gate
21. House conveys fully furnished, including décor, appliances, supplies, kitchenware and sundries.\*

\*Sellers to retain several items of sentimental value