

522 W 26th Street Features and Seller Updates

All information per seller. Updates in bold

- **2024 Jan, new Shaw wall to wall carpet in Primary bedroom**
- **2024 Mica Aire multi speed 8 blade ceiling fan on 2nd floor screen porch**
- **2023 Dec new 30year Timberline HD composition roof**
- **2023 Dec new Navien 240 A tankless gas hot water heater**
- **2023 Dec, interior walls, doors, woodwork, ceilings painted white**
- **2023 Dec, hardwood floors refinished**
- **2023 Dec new primary bath fixtures**
- **2023 Pool waterline tile professional cleaned**
- **2023 new LG French Door refrigerator, new kitchen sink faucet**
- **2022 entire exterior pressure washed, painted and wood treated.**
- **2022 Custom pavers in backyard pool area with matching tiles over concrete patio**
- **2022 Shaw K9 high-end pet turf in backyard**
- **2020 New first floor AC unit**
- **2020 Mica Aire multi speed 8 blade ceiling fan on first floor patio**
- **2020 new Bosch dishwasher.**
- **2020 Generac whole house generator with paid maintenance thru 2024**
New battery installed Jan 2024 with two year transferrable warranty
- **2018 Hot Springs stand-alone constant heat spa**
- **2018 custom primary closet by Spaceman, safe included**
- **2018 Spaceman custom garage to include flooring, cabinets, shelving, extra electrical plugs, etc.**
- **2016 Whole house surge protector**
- **2014 high lift garage door which allows large SUV's and Pickup trucks entry into the garage. Lift capable**
- **Two story 18ft by 10ft screened porch with custom safety rails on lower section, double sided Heat & Glow fireplace, ceiling fan and sliding screen door to access landing with custom staircase down to the pool and backyard space. Outdoor speakers on both porches**
- **8 ft by 36 ft salt water lap pool with water wall, updates to include: New water feature pump 2023, Polaris pump 2021, salt cell 2020, main pump 2018**

- Expanded kitchen to include: 48 Inch GE monogram dual fuel range and vent hood, cabinets to the ceiling with frosted glass fronts, additional island cabinets
- Retractable phantom screens on both first-floor glass French doors, allowing for doors to be left open without bugs
- Custom frosted sliding glass doors to enclose mini kitchen & cabinet on first floor, plus primary bedroom and bath access
- Custom first floor bath with walk-in shower with semi-frameless glass enclosure
- Elevator to all floors, wheelchair accessible
- 8 ft entertainment bar built around large window to include: GE Monogram wine cooler, under counter refrigerator and custom cabinets
- Three rows of cable lighting in the dining area
- Third floor library with custom bookshelves and recessed wall gas fireplace with remote ignition
- Expanded primary vanity providing additional counter space and drawers
- Bain-Ultra air jetted Origami soaking tub
- Built in ironing board station and cabinets
- Additional electrical plugs throughout the home and porches
- Extra recessed lights throughout, many on dimmers