

Features and Upgrades on 4275 Bethel Blvd:

UNIQUE FEATURE: Personal sound recording studio with professional insulation, control and musician rooms. Makes a perfect Man Cave also!

Exterior:

This house has NEVER flooded ever (as far as the owners know) and it has NEVER flooded while we have owned it—since 1994

Large fully fenced (wood) back yard. 2 sides of the fence are newer (about 5 years old). Extra fence included to make a smaller area for pets or children.

Porte-cochere. Gates from porte-cochere (car port) are wide enough to drive into backyard.

2 small sheds

House built in 1960—addition and renovation in 2002

HardiePlank siding and double-paned windows throughout entire house

Roof replaced Jan 2019

2002 Addition includes primary bedroom with large walk-in closet with shelving system, bathroom, additional bedroom

Updated second bathroom

Air Conditioner replaced in Jan. 2019

Water pipes are majority PEX

Bosch dishwasher—approximately 3 years old

Water heater replaced 2021

2 bedrooms with newer ceiling fans with remotes

3 smaller closets with custom shelves

Central vacuum system with all accessories

Office with custom desks and shelves

Custom table and shelves in Kitchen

NEST Thermostat (control from phone)

Pre-wired for fiber internet

Pre-wired for sound--Some rooms with speakers in ceilings

Oak Forest Homeowners Association: Voluntary Dues (\$40 annually). Also has S.E.A.L. security, armed officers who can make arrests (covered by donations). Deed Restrictions

