

2235 South Blvd

Special Features

Updates & Improvements

- Roof replaced (est. 2008)
- Water heater replaced (est. 2012)
- Windows replaced (partial replacement in 2012 and the remaining in 2019)
- Water supply plumbing replaced with PEX (2018)
- Oversized 2 car garage, guest suite, and storage room added with floored attic above most of the structure (2019)
- AC replaced (est. 2022) – Trane 4-stage system that removes humidity from the house

Exterior

- Charming bungalow built in 1938 on large lot
- Brick and wood exterior on main home
- Cement board exterior on garage, guest suite, and storage room
- Storage room has auto on/off recessed lighting and is wired for electrical
- Oversized 2-car detached garage
- Tall privacy fence
- 9-foot solid metal electric gate offers great privacy
- Large stamped & stained concrete courtyard with French drains
- Elongated single car driveway offers additional parking
- Mature landscaping
- Automatic and motion controlled exterior lighting in backyard

Interior

- Single story
- Spacious rooms
- Abundant natural light
- Hard surface floors throughout

Living Room – (20' x 13')

- Fireplace with tile surround and beautiful wood millwork mantle and trim
- Access to sunroom, study/guest bedroom and dining room
- Large windows with wooden shutters
- Crown molding
- Hardwood floors
- Recessed lighting

Dining Area – (14' x 13')

- Oversized arched entry from living room
- Entry into kitchen through swinging passthrough door
- Large windows with wooden shutters
- Crown molding
- Hardwood floors
- 5 light chandelier and recessed lighting

Kitchen – (14' x 11')

- Solid wood paneled painted walls
- Custom built-in cabinets
- Breakfast area (9' x 8')
- Tile and butcher block counters
- Stainless steel KitchenAid refrigerator, microwave, dishwasher and 4 burner gas range
- Spacious pantry
- Built-in ironing board
- Crown molding
- Tile floors
- Recessed lighting

Primary Bedroom – (14' x 13')

- Access to sunroom
- Ensuite bath
- Large windows with wooden shutters
- Spacious closet
- Crown molding
- Hardwood floors
- Ceiling fan with light

Ensuite Primary Bath – (7' x 5')

- Vintage ceramic tile with beautiful detail and character
- Mirrored medicine cabinet
- Spacious linen storage
- Pedestal sink
- Wooden window shutters
- Tile floors
- Vanity lighting

Study / Guest Bedroom – (15' x 12')

- Access to sunroom and living room
- Amazing natural light from sunroom
- Two spacious closets
- Built-in shelves
- Crown molding
- Hardwood floors
- Ceiling fan with light

Guest Bedroom – (13' x 12')

- Located in the main house
- Spacious closet
- Built-in shelves
- Large windows with faux wood blinds
- Crown molding
- Hardwood floors
- Ceiling fan with light

Guest Bathroom – (8' x 6')

- Located in the main house
- Custom built vanity with quartz counters
- Vintage ceramic tile with beautiful detail and character
- Mirrored medicine cabinet
- Spacious linen storage
- Porcelain tub/shower combo
- Tile flooring
- Vanity lighting

Sunroom – (19' x 7')

- Light filled room with wall of windows (windows replaced in 2019)
- Access to backyard, living room, study/guest bedroom, and primary bedroom
- Brick accent wall
- Tile floors
- Ceiling fan with light

Guest Suite – (18' x 10')

- Built in 2019 and accessible from the backyard
- Office nook with built-in shelves
- Walk-in closet with built-in shelves
- Ensuite, full guest bathroom
- Mini-split heating and cooling system
- Large windows with faux wood blinds
- Wood plank tile flooring
- Recessed lighting and ceiling fan with light

Ensuite Bath – (9' x 6')

- Large vanity with quartz counters
- Tub/shower combo with marble tile surround
- Decorative tile flooring
- Recessed lighting and vanity lighting