

# 831 West 19<sup>th</sup> Street Unit D Amenities and Information

## per Seller

All dimensions should be verified by buyer

### Exterior:

Front unit within a 4-unit enclave  
Paved, shared driveway  
Guest parking on street  
100% cement board/hardi-plank siding exterior  
Siding and front door recently re-painted/stained  
Wrought iron detailing on front door  
New entry door hardware unit  
Slate covered front step  
Stained wood deck behind garage with access from garage and side yard gate  
Fully fenced yard with lockable walk gate  
Wrought iron fence and wood plank fence

### Entry Vestibule:

Marble 12x12 tile floor  
Access to garage, stairs and secondary bedroom  
Coat closet with additional storage under stairs  
Solid wood stair treads with wrought iron spindles

### Living Room: 16.5x14

Neutral paint recently refreshed  
Large windows overlooking front drive  
High ceilings with crown moulding  
Ceiling fan and recessed lighting  
Option for wall-mounted TV  
Open to Dining Room  
Solid wood floors  
Pre-wired for speakers

### Formal Dining Room: 16x10

Updated hanging chandelier  
Large windows on two walls  
Open to Living Room and Kitchen  
Large wall space for art or furniture

### Kitchen: 12x10

Granite counter tops  
Gas cooktop with glass/stainless steel vent hood with under counter oven  
Decorative brick backsplash  
Window over stainless steel undermount sink  
Pantry  
Stainless steel refrigerator stays with the house  
Built-in microwave drawer  
Stainless steel dishwasher  
Neutral cabinet color, recently repainted  
Utility closet for washer and dryer  
Solid wood floors  
Powder room between kitchen and living room

### Primary Bedroom: 18x15

Spacious with windows on two walls  
Plantation shutters  
Two closets, both walk-in  
Berber carpet  
Ceiling fan with light kit  
Coffered ceiling detail  
Neutral paint

## **Primary Bath:**

Travertine tile floors  
Double vanity with granite counter tops  
Oil Rubbed Bronze plumbing hardware and light fixtures  
Stand up shower with glass enclosure  
Separate soaking sub with Travertine tub deck  
Plantation shutters

## **3<sup>rd</sup> floor Bedroom 3: 11.5' x 11'**

Currently used as an office  
En suite bathroom with granite counter and tile shower surround  
Ample closet  
Large window with Plantation shutters  
Berber carpet

## **1<sup>st</sup> floor Bedroom 3: 11'.5 x 11'**

Currently used as a guest suite  
En suite bathroom with granite counter and tile shower surround  
Ample closet storage  
Large window with window blinds  
Berber carpet  
Access to entry hall vestibule

## **Monthly Utility Bills:**

Natural Gas - \$31-66/month  
Electrical - \$50-250/month  
Water - \$40-50/month

## **Maintenance:**

Primary Shower pan replaced 2022  
Air Conditioning evaporator coils replaced 2022  
HVAC system regularly serviced on service plan with Village Plumbers  
Replaced copper lines to water heater and water heater lines flushed  
Roof is 2013  
Exterior and partial interior paint 2024  
No HOA fees  
House has never flooded  
Homeowner's Insurance Premium is \$2965  
Flood Insurance is \$650



Marketed by Angela Longo  
Angela.Longo@Compass.com

Direct Cell 713.899.5648