

## Home Highlights

- 1901 Historical home with Galveston Landmark designation (plaque on front porch)
  - 5 bedrooms
  - 3 ½ baths
  - 2 car garage (oversized, with tons of storage capacity) – alley access
  - Garage Apt: 1 bed / 1 bath garage apt, with private alley entry (off street alley covered / paved parking)
- Complete home renovation in 2016-2017 included:
  - All new HVAC (2 systems: 1 for upstairs and 1 for downstairs)
  - All new plumbing
  - All new electrical
  - Addition of oversized 2 car garage with 1 Bed / 1 Bath garage apt
- Original front doors on home (up & down)
- Beautiful hardwoods throughout home (excl. bathrooms), most are original to home
- Beautiful kitchen with huge eat-in island
- Large pantry under stairs with ample built-in storage shelving & wine refrigerator
- Original built-in China cabinet / Coffee Bar
- 2" plantation shutters throughout home
- 2 laundry areas (1 upstairs and 1 downstairs)
- Master bath features original shiplap ceiling
- 2 master suites (1 upstairs and 1 downstairs)
- Custom walk-in master closet
- 22 kW Generac (natural gas, whole home) generator (also powers garage & garage apt)
- Antique double doors at entry to living room (original to Galveston Cotton Exchange) (2022)

## **Improvements made since 2018 purchase of 3605 Ave R (Galveston, TX)**

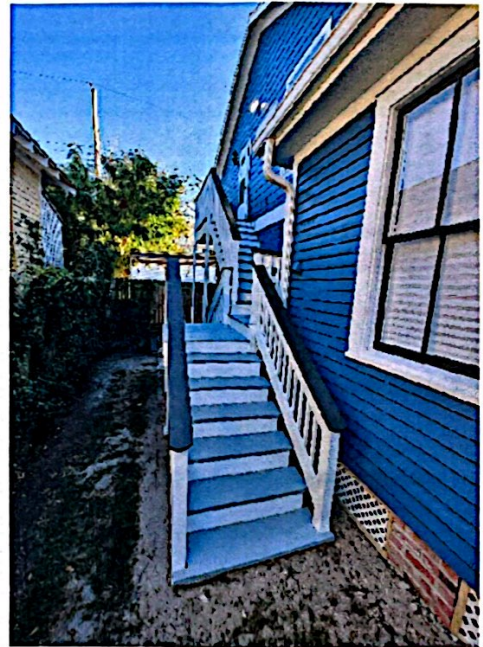
- 22 kW Generac, whole home natural gas generator, also powers garage apt (2020)
- 2" spray foam insulation under home (2019)
- 2" wood plantation shutters throughout home (2018)
- All exterior repaired, sealed and re-painted (2021)
- Laundry connections added downstairs (home now has laundry connections upstairs and downstairs) (2019)
  - Addition of water connection for 2<sup>nd</sup> refrigerator in laundry room
  - Addition of cabinetry with granite countertop in laundry room
- Kitchen expansion (2019)
  - Doubled size of kitchen island with granite countertop added
  - Added kitchen cabinetry to further expand countertop, upper & lower cabinetry / storage
- Upgrade: Bosch dishwasher unit (2021)
- Upgrade: LG Stovetop, double oven, 5 gas burner with removable griddle (2021)
- Addition of paved / covered parking on back of property (alley access) for garage apt (2019)
- Upgraded chandeliers in main entry and dining room areas (2022)
- Living room addition (21.5' X 19') to connect main home to garage (featuring: natural gas fireplace, custom built-ins, coffered ceilings, hardwoods floors & plantation shutters, mini split AC / heating unit, French doors to new deck area) (2022)
  - Private deck area (14' X 14') (Featuring: privacy wall, 2 natural gas connections for a BBQ pit and a firepit)

## 3605 Ave R – Garage Apt

- 600 sq. ft.
- 1 Bedroom, 1 Bath
- Private alley entry with covered off street/alley parking
- Private deck
- Washer/Dryer in unit
- On demand water heater
- Corian counters (and granite on kitchen island)
- Central HVAC and Heating Unit
- 22 kW Generac generator also powers Garage Apt



Garage Apt from alley view



Stairs to entry from side yard