

702 E. 8th 1/2 St. Upgrades (per sellers)

****Property featured on the 2024 Heights Spring Home & Garden Tour****

2021/2022 renovations include:

- The original kitchen and mudroom were gutted/opened up and completely redesigned incorporating:
 - A breakfast bar + separate island with farmhouse style single bowl sink
 - Double ovens
 - Wolf gas range with 6 burners and vent hood
 - Soft closing cabinets and drawers
 - Pots and pans drawers
 - Quartz countertops
 - Bar area with sink, additional cabinets, counterspace and beverage refrigeration.
- The primary bath was relocated and now includes dual vanities, an over-sized shower stall, private water closet, linen storage and a skylight.
- The secondary bath was gutted and remodeled.
- The laundry room was relocated and enhanced to include side-by-side washer/dryer, storage space/cabinets (upper and lower) quartz countertops and deco style tiled floors.
- The front door was replaced, and two new windows were added in front on the east side of the porch (no windows here prior).
- New hardwoods were installed in the kitchen and refinished throughout the home.
- New doors to the side and back yards were installed.
- Door and cabinet hardware throughout the home was replaced.
- All ceiling fans are new.
- The entire interior and exterior were painted.
- Cordless blinds were installed throughout, “blackout” in the primary suite and middle bedroom.
- All plumbing and electrical was updated.
- All ceiling recessed lighting is now LED.
- The water heater was changed to a tankless.
- The furnace was replaced and a return HVAC vent was added (two total) to make the system most efficient and uniform.
- All duct work was replaced and upgraded.
- Spray foam insulation was installed in the crawlspace/under the home.
- The home was leveled and several new foundational piers were added.
- New landscaping was installed including the live oak in the front yard. The property’s sprinkler system is controlled by a rain sensing Rachio panel.
- Roof maintenance was completed.