

# 3739 Westerman Street

SUNSET TERRACE | WEST U AREA

LIST PRICE: \$2,675,000

## Updates and Improvements

### 2024 UPDATES

- NEW FENCE 2023/2024
- EXTERIOR SEALING AND PAINTING - APRIL 2024
- TILE FLOORING AND PAINT IN 1/2 UPSTAIRS BATH - MARCH 2024
- UPDATED FIREPLACE SURROUND IN OFFICE - MARCH 2024
- FRESH PAINT IN HALLWAYS, PRIMARY BATHROOM, LAUNDRY ROOM, 1/2 BATH AND ONE OF THE GUEST BEDROOMS - 2024
- FRESH PAINT THROUGHOUT THE FIRST FLOOR - 2023/2024

### 2022 UPDATES

- PERMITTED REMODEL OF KITCHEN - OCT 2022
  - ENLARGED ISLAND TO 9' 7" WITH LEVEL 8 QUARTZ 3 CM COUNTERS
  - UPDATED BACKSPLASH
  - CUSTOM CABINETS TO CEILING (NAVY PAINT ON LOWERS AND ALABASTER WHITE ON UPPERS)
  - ICE MAKER, PULL-OUT COFFEE STATION
- PERMITTED REMODEL OF THE LAUNDRY ROOM - OCT 2022
  - REMOVED SINK TO CREATE A MORE EFFICIENT LAYOUT WITH A POCKET DOOR.
- COMPLETE (ALL 3 COMPONENTS) REPLACEMENT OF HVAC DOWNSTAIRS - MAY 2022

### 2019 - 2021 UPDATES

- REPLACED COILS FOR UPSTAIRS HVAC UNIT - JULY 2021
- REPLACED FURNACE - MAY 2019

### 2013 UPDATES

- REPLACED ELECTRICAL PANELS; INCLUDES WHOLE HOUSE SURGE PROTECTORS - NOV 2013
- WHOLE-HOUSE WATER FILTER INSTALLED

LISA RIGDON

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# Key Features

- ZONED TO WEST UNIVERSITY ELEMENTARY
- OVERSIZED 9,855 SQUARE-FOOT LOT
- 2007 CUSTOM HOME BY FRANKEL BUILDING GROUP
- LONG-LENGTH WHITE OAK HARDWOOD FLOORING DOWNSTAIRS; TILE IN THE DOWNSTAIRS FLEX/BEDROOM AND FULL BATHROOM
- HEATED POOL WITH LARGE HOT TUB AND WATERFALL
- 3 GAS LOG FIREPLACES (OFFICE, LIVING ROOM, AND BACK PATIO)
- 3-CAR TANDEM GARAGE
- ELEVATOR-READY
- MUDROOM
- DOWNSTAIRS FLEX ROOM CAN EASILY CONVERT TO A BEDROOM WITH ITS ADJACENT FULL BATHROOM. EXISTING WALL SHELVING UNITS CAN BE CONVERTED INTO A CLOSET, AND THE NEARBY 3RD CAR BAY OFFERS ROOM TO EXPAND.
- HOME OFFICE WITH JUDGE'S PANELING AND BUILT-IN SHELVING
- UPSTAIRS GAMEROOM
- WINE ROOM BENEATH THE SPIRAL STAIRCASE
- PRIMARY BEDROOM SUITE INCLUDES ACCESS TO A PRIVATE FRONT BALCONY
- COVERED BACK PATIO WITH FIREPLACE, NATURAL GAS GRILL AND CUSTOM CABINETRY
- IRON FENCING SEPARATES THE COVERED PATIO AND YARD SPACE FROM THE POOL AREA, MAKING IT SAFE AND CONVENIENT FOR PETS AND KIDS
- SONOS SYSTEM WITH SPEAKERS THROUGHOUT THE HOME, INCLUDING SURROUND SOUND IN LIVING ROOM
- SUB-ZERO REFRIGERATOR, 5-BURNER WOLF GAS COOKTOP AND DOUBLE CONVECTION OVENS, GE DISHWASHER AND SEPARATE ICEMAKER, POT AND PAN DRAWERS IN CABINETS BY THE COOKTOP, PULL-OUT COFFEE STATION
- CARRERA MARBLE IN PRIMARY BATH
- QUARTZ IN KITCHEN AND LAUNDRY ROOM
- HONED GRANITE IN WINE ROOM, DOWNSTAIRS FULL BATH, AND BOTH HALF BATHS (UP AND DOWN)
- ALL ROOMS HAVE EN-SUITE BATHROOMS AND WALK-IN CLOSETS
- HOME IS NORTH-FACING ON A QUIET, TREE-LINED STREET

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