

3111 Avenue L Features and Highlights

- New wiring including new panel box and service wire**
- All new custom lighting and fans**
- New plumbing (piping, drain, waste, and venting) Water lines are PEX and home has a new gas tankless water heater**
- New bathroom vanities, faucets, tub, shower and sinks**
- New HVAC system including 5 ton condenser, all new ducts and registers and vents, new gas furnace, and Nest smart thermostat**
- New kitchen cabinets with custom shelves and coffee bar**
- New stainless appliances with 5 burner gas range**
- High-end, quartz countertops in kitchen with oversized fireclay apron sink**
- Original professionally refinished solid pine floors**
- Solid wood interior doors (many original to the home) with functioning reclaimed antique hardware**
- Original transoms over interior doorframes**
- Custom blinds**
- Solid wood trim throughout (large portion of trim is original to home)**
- Generous closets and in-house utility room**
- Stripped and refinished antique front door with tempered patterned glass**
- R-38 blown-in attic insulation added and large portion of walls are insulated**
- Fresh paint inside and out**

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