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**1148 West
22nd Street**

Welcome!

Welcome to 1148 W 22nd St! Step into this beautifully renovated Heights bungalow, expanded in 2020 to blend classic charm with modern convenience.

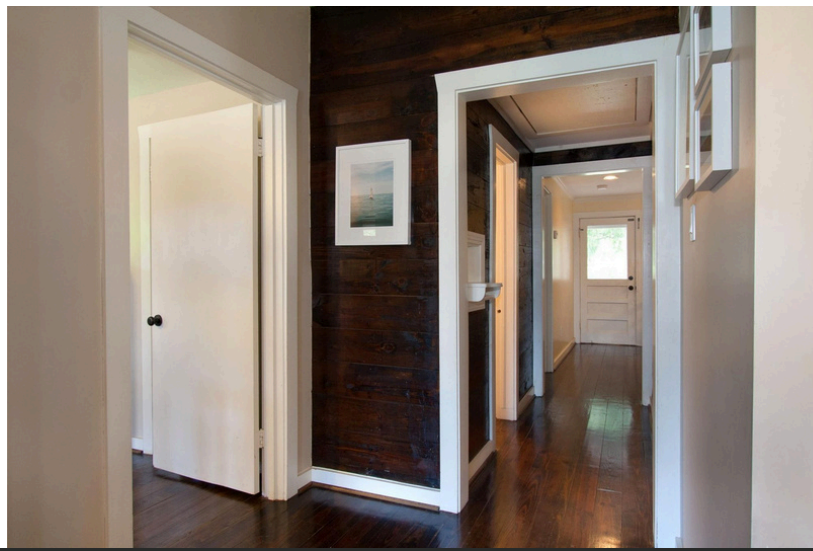
Nestled on a spacious 7,250 sqft lot, this 3 bed, 3 bath home boasts a versatile floor plan. The renovation included the creation of a primary suite, a laundry room, & a newly built 2-car garage with a 1 bed, 1 bath garage apartment—ideal for guests, a home office, or rental income.

The heart of the home is the kitchen with shaker-style cabinetry and stainless steel appliances. The spacious primary suite is an oasis, with direct access to a serene screened-in deck. Enjoy outdoor living on the large front porch or rear deck.

Located in a prime, walkable neighborhood, offering easy access to local favorites like Cedar Creek, McIntyre's Heights, & Crisp.

With a new driveway poured during the renovation, a full interior repaint, and updated amenities throughout, this home is truly move-in ready.

Previous Finishes



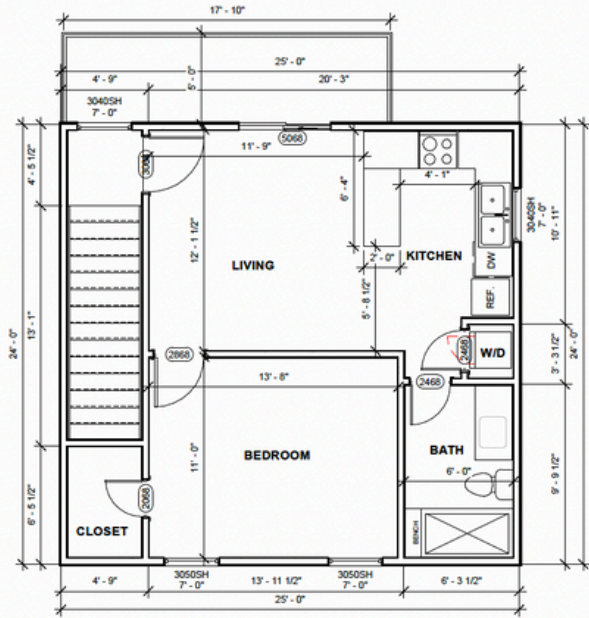
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Previous Finishes



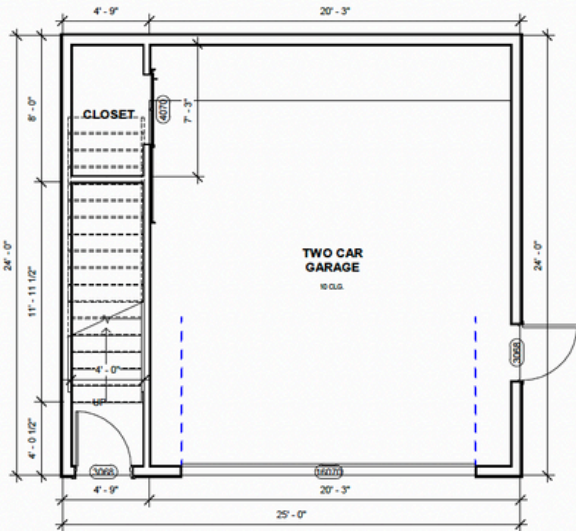
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Floor Plan



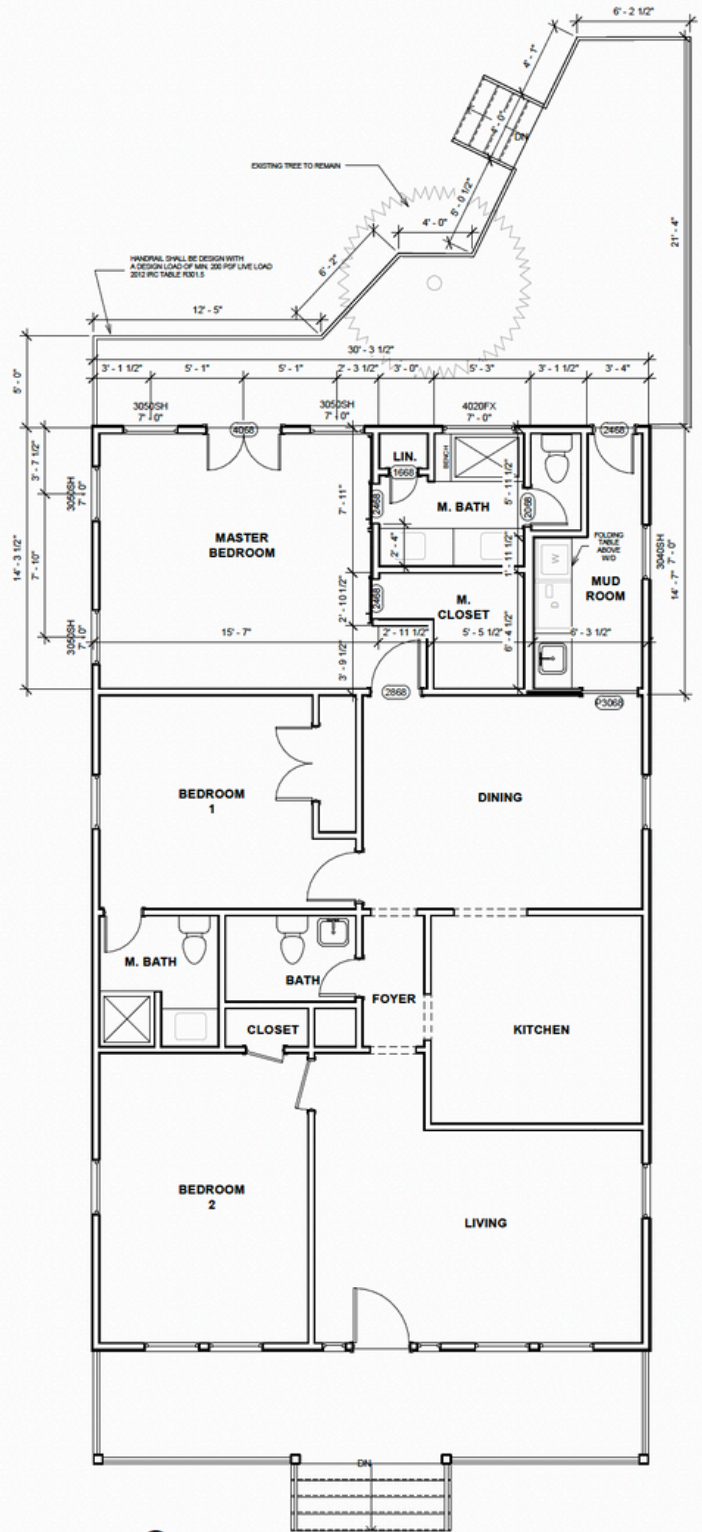
4 PROPOSED GARAGE APARTMENT LAYOUT

1/4" = 1'-0"



3 PROPOSED GARAGE LAYOUT

1/4" = 1'-0"



2 PROPOSED HOUSE LAYOUT

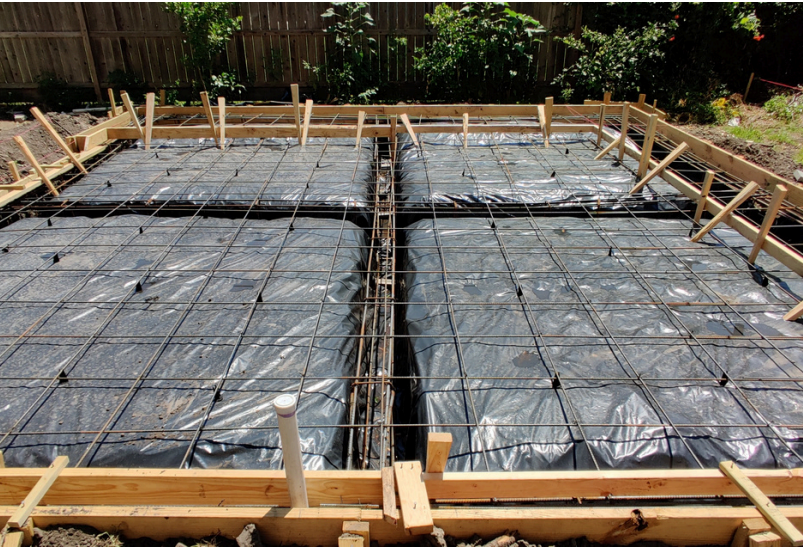
1/4" = 1'-0"

Construction Process



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Construction Process



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Construction Process



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2020 Improvements

- Built an oversized 20' x 24' garage (plus garage apartment).
- Underground Termite Treatment applied during construction for the main house and garage apartment
- Constructed a one-bedroom, one-bathroom garage apartment with a private yard and a 7' x 14' deck.
- Added a master bedroom with French doors leading to a private screened porch.
- Added a master bathroom.
- Built a walk-in closet in the master bedroom.
- Added a laundry/utility room.
- Installed an oversized front porch.
- Installed a French drain along the driveway.
- Added a main drain to the backyard and side yard/house.
- Remodeled the bathroom attached to the bedroom.
- Remodeled the hallway bathroom.
- Replaced roof shingles on the main house.
- Repainted the exterior of the main home.
- Poured a new driveway with an oversized area in the back.
- Replaced plumbing from the house's main line to the city sewer line at the street.
- Installed an independent electrical drop for the garage apartment, separating it from the main house.

2024 Improvements

Exterior Improvements:

- Repainted front and back outdoor railings of the main house.
- Repainted front and back decks of the main house.
- Repainted the balcony on the garage apartment.
- Repainted the trim around the garage door.
- Painted the driveway side of the house (excluding screened areas at the back).
- Painted the bull wire fence in the front yard with metallic paint.
- Pressure washed the driveway, sidewalks, stepping stones, and sides of the home.
- Removed the driveway gate arm and capped the electrical connections.
- Applied fresh gravel to the driveway and around the house.
- Mulched flower beds.
- Installed new solar lights along the driveway side of the home.
- Replaced four exterior sconces on the garage.
- Removed the porch cage fan.
- Cleaned out the French drain.
- Removed weeds from flower beds and gravel areas.
- Installed non-slip tape on the front steps.
- Removed miscellaneous items around the property.
- Fixed loosened railings on the front and back decks.
- Installed missing insulation under the house.
- Cut off nails sticking out of the roof gable.
- Sealed all exterior electrical fixtures, open joints in the siding, and windows.
- Installed splash blocks to redirect water runoff.
- Replaced a missing fence picket on the right side of the house.
- Applied epoxy to the garage floor.
- Covered the drain on the exterior side of the garage.

2024 Improvements

Interior Improvements:

- Painted walls, ceilings, closets, trim, and kitchen cabinets.
- Painted the garage walls.
- Completed drywall and trim repairs where needed.
- Replaced all light bulbs (can lights, fans, and under-cabinet lighting) with 4000K bulbs.
- Replaced AC filters.
- Removed the shower curtain and rod in the hallway bath.
- Removed an unused light fixture in the dining room.
- Removed two bidets and replaced them with standard toilet seats.
- Weather-stripped front and rear doors.
- Restained the front door.
- Sealed the shower to prevent water leakage.
- Conducted a deep clean throughout the home.

Current Finishes



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Current Finishes



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Current Finishes



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Current Finishes



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Current Finishes



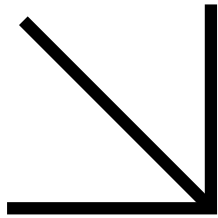
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Garage Apartment



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