

2624 Helena St

Features and Updates

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- ◆ Double wide Wrought Iron Front Door
 - ◆ Stone Tiled Front Porch
 - ◆ Hardwood throughout the Second Floor Living Area
 - ◆ Pot Lights
 - ◆ Ceiling Fans
 - ◆ Family Room: 12 Ft Ceiling, Floor-to-Ceiling Double-Pane Windows, Built-in Wall Unit, Gas Log Fireplace, Double-Wide French Doors and Juliet Balconies
 - ◆ Formal Dining Room accented by a chandelier, Double-Wide French Door and Juliet Balcony
 - ◆ Kitchen: Custom Cabinets with Glass Doors, Granite Countertops, Backsplash, Stainless Steel Appliances, Breakfast Bar
 - ◆ Morning Room overlooking Helena Street with its Majestic Trees
 - ◆ Primary Bedroom with Two Walk-in Closets
 - ◆ En-suite Primary Bath w/ Travertine Tile, Dual Sink Vanity, Frameless Walk-In Shower and Jetted Tub
 - ◆ Secondary Bedrooms with their en-Suite Baths
 - ◆ Guest Bathrooms with Tub, Vanity with Granite Countertops
 - ◆ LED Lights
 - ◆ Powder Room/Half Bath: Granite Top Vanity, Tile
 - ◆ Lush Carpet in Bedrooms
 - ◆ In-House Washer and Dryer
 - ◆ Digital Thermostat
 - ◆ Attached Car Garage
 - ◆ Gated Driveway
 - ◆ HOA includes: Water, Private Trash and Recycling Services, Landscaping, Irrigation, Wrought Iron Fence and Gates
 - ◆ Vibrant Neighborhood: **Something for Everyone!** Known for its friendly vibe and diverse culture, Art, Colorful Murals, Parks, Tasty Restaurants and interesting all around.



The Frech Team
Luxury Estates

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LIST OF UPDATES *PER THE SELLER

- ◆ New HVAC installed
 - Third floor -- 2021 (\$10,200)
 - First and second floors -- 2015 (\$7800)
- ◆ Other upgrades:
 - ◆ Front door and gate hardware and paint -- 2025 (\$1350)
 - ◆ Interior paint on all floors -- 2024 (\$6100)
 - ◆ Exterior trim paint -- 2024 (\$1800)
 - ◆ New microwave -- 2022 (\$450)
 - ◆ Replaced double casement kitchen window and third floor bath window -- 2022 (\$5100)
 - ◆ New carpet and pad on first floor (study and closets) -- 2021 (\$1900)
 - ◆ Replaced neoprene skirts and shingles around roof vents -- 2020 (\$1200)
 - ◆ New refrigerator -- 2020 (\$1600)
 - ◆ Replaced French doors on second and third floors and multiple windows on third floor -- 2017 (\$19,000)
 - ◆ New garbage disposal -- 2014 (\$300)
 - ◆ New carpet and pad on stairs and third floor -- 2011 (\$5500)
 - ◆ Replaced first floor marble (entryway and closet) -- 2011 (\$3300)



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