

## **1238 W 22<sup>nd</sup> Street Features and Upgrades**

*4 bedrooms : 4 full bathrooms : 1 half-bathroom : office : mudroom : game room/den  
2-car garage and 2 extra parking spots behind garage*

*2,721 sq foot interior (not including 400 sqft garage nor 407 sqft porch nor 430 sqft patio)  
Lot is 9,486 sqft  
Home built in 2004*

### **Exterior:**

*Mosquito misting system that covers the entire yard  
Fully gated property with iron and wood fencing  
Whole-house water softener  
Exterior is made of Stone and cement siding  
Gutters and downspouts  
Double pane windows  
Night-time outdoor lighting to show-off the trees and foliage  
Illuminated outdoor bridge/walkway  
Raised porch with ceiling fan, millwork railing, and tile flooring (14x11)  
Outdoor grill by JennAir with lighting sits below a trellis with climbing wisteria (27x20)  
Large swimming pool with a blue bottom, underwater lighting, and waterfall feature  
Hayward pool equipment  
Sprinkler system with 5 zones  
Mature trees and walking trails around the property  
Spray foam insulation under the piers of the property and entire underside of home and casita/4<sup>th</sup> bedroom*

### **Attic, Power, A/C, and heating:**

*Whole-house Generac generator  
GFCI Outlets  
Ceiling fans  
Insulation in attic is an R30 combination (R19+R13)  
Copper wiring  
Grounded system  
2 zoned HVAC units (Lennox and Trane)  
HVAC units can work with phone apps  
Media filter  
Overflow sensor for the attic A/C pan  
2 Furnaces (Lennox and Trane)  
2 water heaters (electric one is American and gas one is Whirlpool)  
Clothes dryer connections options are electric or gas  
2 attics: one above the game/flex room and the other is above the garage  
The attic above the garage is huge and has extensive flooring for valuable storage*

### **Interior:**

*Whole house has natural nailed-down wide plank wood flooring with the exception of the Mud Room, Laundry Room,  
Upstairs bathrooms, and 4<sup>th</sup> bedroom/Casita bathroom and closet  
PVC piping including sewer pipe  
Canned ceiling lights throughout the home  
Kohler sinks and toilets throughout home*

### **Garage and Parking:**

*Oversized garage (25x19) with high ceilings and bike pulleys  
Wide extra parking area behind the garage (can fit 2 cars)*

**FIRST FLOOR:**

**Foyer:**

14x8

Covered entry

**Kitchen:**

17x15

Cabinetry features glass fronts

Marble countertops

GE Refrigerator/Freezer with water dispenser (New 2025)

Hidden/built-in trash can

Recessed cabinets and drawers for a smooth appeal

Under-counter seating on the island

Range vent over gas cooktop with lighting

Exposed plate storage

Kenmore dishwasher

Curtains included

Oversized Shaws Original porcelain apron sink

Walk in pantry with french glass double doors (8x11)

Below counter microwave by Sharp

Butchers block island

Frigidaire/Electrolux 5 burner cooktop above the electric double ovens and warming drawer

**Living Room:**

17x13

Ceramic gas log fireplace

Drapery and rods included

Tree-lined views

Ceiling fan

High Ceilings

**Dining Room:**

17x14

Chandelier included

**Office:**

12x10

Windows with views of the pool and backyard

Features roll-out windows

Can be used as a playroom, study area, gym, project room, etc.

Skylight

**Mud Room:**

10x6

Desk

Recessed cabinets and drawers for a smooth appearance

Storage space

Seating area with hidden storage

Tile flooring

**Primary Bedroom:**

16x15

*Tiled ceramic gas log fireplace with mantle*

*Vaulted ceiling with millwork detailing*

*Ceiling fans*

*Tree-lined views*

*Plantation shutters*

**Primary Bathroom:**

14x13

*Vanity*

*Marble countertops*

*Mirrors included*

*Deep, inset tub with marble surround and backsplash*

*Upgraded hand shower in bathtub*

*Plantation shutters*

*Towel racks*

*Two sinks*

*Storage and built-in hamper*

*Shower with bench for seating*

*Door on the W/C (toilet area) for privacy*

**Primary Closet:**

14x6

*Adjustable shelving*

*Built-in drawers and cabinets*

**Extra first floor perks:**

*Half-bath for guests with mirror included, plantation shutters, and views of the private courtyard (8x5)*

*Large walk-in closet for storage (8x5) with custom shelving and drawers*

**SECOND FLOOR:**

**Bedroom 2 (to the right as you go up the stairs):**

13x12

*Beautiful views of the backyard*

*Ceiling fan*

*Plantation shutters*

*Custom walk-in closet with built-in drawers (7x6)*

**Bedroom 2 Bathroom:**

12x6

*New countertops and tile (2021 – per prior owner)*

*En-suite bathroom with tub/shower combination*

*Iron tub with porcelain enamel*

*Vanity with seating*

*Storage and built-in hamper*

*Mirror included*

*Towel rack*

*White subway tile in shower*

*Granite countertops with backsplash around sink*

**Game Room/Landing/Playroom/Flex Room:**

17x12

Tree-lined views of the side yard and courtyard

Ceiling fan with lighting

Attic access pull-down in ceiling

**Bedroom 3 (to the left, past the game room):**

13x12

It's a mirror image in dimensions and size of bedroom 2

Beautiful views of the courtyard

Ceiling fan

Built-in window bench with secret storage

TV included

Custom walk-in closet with built-in drawers (7x6)

**Bedroom 3 Bathroom:**

12x6

New countertops and tile (2021 – per prior owner)

En-suite bathroom with tub/shower combination

Iron tub with porcelain enamel

Vanity with seating

Storage and built-in hamper

Mirror included

Towel rack

Blue subway tile in shower

Granite countertops with backsplash around sink

**Utility/Laundry Room:**

8x6

Tile flooring and countertop

Large sink

Clothes washer and dryer included

Storage cabinets and drawers

**4<sup>th</sup> Bedroom/Casita:**

**Casita/4<sup>th</sup> bedroom/Guest suite/Mother-in-law Suite:**

14 x 13

Doorbell

Private entrance

High ceiling

Custom shelving

Drapes and rods included

Large walk-in closet (5x4) with built-in shelving

TV Included

**Casita/4<sup>th</sup> Bedroom Bathroom:**

9x6

Storage

Towel racks

Curtain included

Tiled countertop

Ensuite bathroom with tiled shower