

A note from the seller

This little gem's old bones have been given new life! Built in the early 1950's, this home was originally a 2-1-1 with less than 900 sq. ft. of living space. Previous owners had already taken in the garage to gain more square footage, but did not do it justice, only adding a small bedroom and closet to the floor plan. We have given every square inch of this house new life! It was **taken down to the studs** so all that needed attention, GOT IT, even most of its "bones". Yes, ALL of the **original exterior studs have either been sistered, or replaced, walls have been removed, walls have been put up, and doors have been relocated.** Even the old rotted exterior plate (flat board that hold the walls and shapes the exterior perimeter) has been replaced with **pressure treated lumber.** That is quite tricky with a house already standing! Every step of the construction is backed with an **engineer certification**, including the brand **new roof**; this means the house comes with WINDSTORM CERTIFICATION!! All of this tied up in a nice little bow with **new James Hardie siding, ALL new windows, beautiful exterior doors, 3 tone all new Sherwin Williams paint, all new SEAMLESS gutters, and brand new concrete driveway and sidewalks!**

Adding to the new bones, the interior was also gutted to the studs, as to see and repair/replace any damage. Doing this also allowed us to maximize every square inch of floor space, **adding an ALL new 2nd (primary) bath** to the floor plan just adjacent to the front bedroom. In addition, **ALL new electrical (wires, service and breaker box), ALL new plumbing (water lines upgraded to pex type B), ALL new gas and HVAC lines. New tankless, gas water heater installed. ALL new duct work and vents up-cycle a 3 year old HVAC system. Also, ALL new sheetrock, texture, and beautiful 2 tone Sherwin Williams paint throughout. Every switch and outlet, every light fixture, every trim board and baseboard - all new. Add all new LVP wood flooring throughout (not in bathrooms) and this little gem just entered the modern era!**

From mess to best, we make it right

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The kitchen has all new **CUSTOM solid wood cabinets with soft close drawers and doors**, and are beautifully painted in a high gloss, rich color that matches the exterior doors (bringing a bit of the outside in), and accented with all new gold finish hardware.

Add to that new seamless **QUARTZ countertops, Carrara marble backsplash, new double stainless steel sink with garbage disposal** and **ALL NEW stainless steel appliances** that include a 5 burner gas range/oven, refrigerator/freezer, dishwasher, and vent-a-hood, and you have a showstopper of a kitchen!

The adjacent laundry area adorns the same beautiful cabinetry and gold finishes with ample room for a full size washer and dryer! (Not included).

The now 2 bathrooms are very similar. Both with all **new custom solid wood vanities with soft close drawers and doors, Quartz countertops with undermount sinks (double sinks in primary bath)**, and beautiful high gloss paint that matches the trim color throughout the house. The **toilets, deep soaker tubs, classic subway tile shower surrounds** compete with **custom niches (inset wall cubbies to hold shower products)** are all new. From **new exhaust fans to new ceramic tile flooring**, nothing was untouched or forgotten.

With **ALL NEW** being obvious key words here...
The only thing 1950's about this home is the address!

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