

631 BRANDING IRON LANE

PROPERTY HIGHLIGHTS & COMPLETE UPDATES

Interior & Structural

- **Garage Fully Converted** to a 4th bedroom
- New **LVP flooring** installed
- New windows throughout
- New sliding back door
- New bedroom and closet doors
- Fresh indoor paint
- **Recessed lighting** added throughout the home
- Green sheetrock installed around water sources in the kitchen, **bathrooms**, and laundry room

Kitchen & Bathrooms

- **Fully renovated bathrooms**
- New kitchen cabinets
- New countertops
- New stainless appliances: microwave, dishwasher, and stove
- All new exhaust fans installed
- All new interior fixtures

Systems & Utilities

- Roof replaced (only **8 years old**)
- **Brand new HVAC system**, with all HVAC vent covers replaced
- New electrical box
- New 3-wire system to outlets, including updated outlets and switches
- All new water heater

Exterior & Landscaping

- Fresh paint applied to soffit and fascia
- Landscaping completely cleaned up and refreshed
- Left side fence replaced with new pickets
- All new outdoor light fixtures installed

Optional Floorplan Upgrade: The option is available to combine the primary bedroom with the adjacent bedroom and finish off the 2nd full bathroom.

*Offered at: **\$235,000***

Creative Concessions: The seller is willing to get creative with offers!

*Examples: Purchase at **\$225,000** and get **\$10,000** in concessions, or **\$220,000** and get **\$5,000** in concessions, etc.*

Important Site Information: The actual home sits **above the FEMA registered flood elevation**. Survey and elevation certificate are available in the documents.