

Improvements & Property FAQ's

9213 1st Ave NW | Greenwood

Improvements and Upgrades (between 2021-2024)

- Central A/C with Ecobee smart control
- Blinds throughout
- Newer dryer
- Brand-new water heater
- Closet organizers in 2 smaller bedrooms
- Lights: exterior fixtures, basement stairwell, dining chandelier, primary bedroom
- Entry-way storage cabinets
- Range hood vented through the roof
- Garbage disposal added
- Replaced electrical panel and upgraded capacity
- Exposed wiring in basement and attic fixed
- Primary bath: closet doors, fresh paint
- Door hardware throughout from gold to black
- Biogrowth in attic sheathing remediated (lifetime warranty)
- Added additional venting from roof to support full house size
- Upgraded primary bath vent (continuously running to reduce house moisture and prevent biogrowth, and motion controlled to turn on higher when bathroom is in use)
- Basement leakage evaluated and deemed not to be a hazard to structure or foundation
- Repaired and painted rear deck railings
- Brand-new fence on west-side from front to back of property

Why are the sellers selling?

Moved to California to be closer to family.

What is the condition of the electrical and plumbing?

Electrical has been updated, and during the current ownership, electrical panel was replaced and capacity upgraded. Plumbing is partly updated. The service and supply into the building is copper.

What can you share about the heating and cooling?

Gas furnace. High-efficiency. Around 13 years old. It was serviced last month by Duro heating. Central AC was added in 2023.

Any info on the oil tank decommissioning?

Sellers do not have any record nor were they provided with any when they purchased in 2021, however in the historic permit records, there's a permit noted from 1959 for a gas furnace.

What is included?

All kitchen appliances, washer and dryer.

As a convenience, entry wardrobe, basement shelving and cabinet, and backyard hammock shall stay with home.

Information provided as courtesy and not warranted by seller nor listing broker.
Buyers advised to verify any information pertaining to this property independently.

High-caliber, personalized representation

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