

## Home Features & Updates: 2080 Kelly Drive (MLS #7062776)

- Authentic 1967 midcentury rambler offering 2,473 finished square feet, four bedrooms, three bathrooms, and a highly functional one-story layout with a finished walkout lower level.
- Set on a rare 0.32-acre lot in Golden Valley, featuring mature trees, cedar privacy fencing, and a wooded hillside beyond the rear property line that creates a naturally private backdrop unlikely to be developed.
- Original slate entry flooring, red oak hardwood floors, and classic midcentury architectural details.
- Main level features both a spacious living room and a separate family room centered around a natural gas fireplace; a layout rarely found in homes of this era and price point.
- Expansive rear deck overlooks a remarkably private backyard setting. The seller especially loved the deck, wooded hillside views, and easy access to nearby ponds and Pennsylvania Woods walking trails.
- Finished walkout lower level includes a massive recreation room with wood-burning fireplace, dedicated media room with included television, oversized fourth bedroom, additional 3/4 bathroom, and direct access to the backyard patio.
- 2024: Major mechanical improvements include a high-efficiency direct-vent furnace, central air conditioning system, whole-home humidifier, water heater, and approximately 20 inches of upgraded attic insulation.
- 2024: Home and garage professionally mouse-proofed following attic insulation improvements.
- 2023: New cedar privacy fencing installed along both side property lines, creating a more secluded backyard environment while preserving views of the natural rear hillside.
- 2023: Natural gas fireplace professionally inspected and serviced; property survey completed and available for future reference.
- Andersen replacement windows installed throughout nearly the entire home (all except one laundry room window), enhancing energy efficiency while maintaining the home's original architectural feel.
- Additional infrastructure highlights include architectural asphalt shingles, maintenance-friendly vinyl and brick exterior finishes, full gutter and downspout coverage with gutter guards, 200-amp electrical service, newer laundry appliances, and an attached two-car garage with exceptional ceiling height and built-in storage.