
FACT SHEET: 18 Newgate Ave

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of Beds:

4 + Den

of Baths:

2.2

Total Investment in Improvements: \$184,346

Bathrooms

Primary Bathroom

- New shower (2022)
- Shower ceiling ventilation (2021)
- Custom vanity cabinetry with countertops (2020)
- New sink and faucets (2020)
- New vanity mirror (2020)

Hallway Bathroom

- New shower (2022)
- Custom vanity cabinetry with countertops (2020)
- New sink and faucets (2020)

Interior Living Spaces

Family Room

- Fresh wall paint (first & second floors)
- New carpet installation

Primary Bedroom

- Fresh wall paint
- New carpet installation
- Custom closet shelving system

Living Room

- Fresh wall paint

Kitchen

- Quartz countertops
- Updated cabinetry
- Fresh wall paint
- Porcelain tile flooring (kitchen & foyer)

Outdoor & Exterior Improvements

- Composite wood outdoor deck
- Marvin sliding patio door
- Automated window blinds
- Concrete driveway
- Brick entrance installation
- Brick entrance sealing (performed every 3 years)

Basement

- Fresh wall paint
- New luxury vinyl plank (LVP) flooring
- New windows

Major Systems & Structural Updates

- New roof, siding, gutters, and soffit
- New Marvin wood windows throughout the home
- Updated window blinds
- New 50-gallon water heater
- New furnace and air conditioning system

Appliances

- New refrigerator

The home is **largely wheelchair accessible** with the following features:

- Front paver ramp providing access to the main entry
- Chair lift to the second level (*can be left or removed at the buyer's preference*)
- Roll-in shower located in the second upstairs bathroom
- Oversized 8-foot sliding patio door opening to the Trex deck
- Wheelchair-accessible ramp from the Trex deck to the backyard

Additional highlights include:

- Desirable cul-de-sac location with close proximity to schools
- Tesla charger included
- Basement pre-wired for speakers
- Additional attic access through the primary bedroom walk-in closet, extending over the garage with potential for bedroom expansion
- Sellers have secured their next home and can accommodate a quick closing