

## Special Features

Built with enduring quality, this home features all-brick, commercial-grade construction on a solid concrete slab. All the bedroom, bathroom, and closet doors are solid, thereby making the house much more sound proof. All major systems have been thoughtfully maintained, including three water heaters replaced within the last five years and four heat exchange HVAC units that ensure comfort to every room throughout the seasons. The property also includes a water softener and filtered drinking water available both at the kitchen counter and through the refrigerator in both houses. Connected to the city's new sewer system, the home requires no septic maintenance. All mechanical equipment is housed in three exterior utility closets-keeping the attic free from any potential leaks. A wired sound system extends to the living room, office, main rear porch, and guesthouse porch, as well as a separate system in the master bedroom, connected to the TV stereo (included). The fully private guesthouse includes its own laundry and is currently rented on a month-to-month lease, offering flexibility as an income-producing space or separate accommodations. The concrete tile roof ensures that roof repairs are few and minimal. Both houses enjoy access to a central-vac system with built-in vacuum hoses reaching all areas of the home.

## Recent Improvements & Upgrades

- Exterior repainted, including house, wrought iron fence, porches, deck, and breezeway
- Interior repainted, including trim, kitchen cupboards, bedroom and closet doors
- Wireless pool controller and hot tub switch installed
- New carpet in main house
- Her private bath: renovated; his private bath: upgraded with new shower and glass shower door
- Pool cover added
- The pool cover requires a code to open the pool, for added safety
- Trees trimmed throughout the property spring of 2025
- Updated outside lighting for breezeway and garage; new lights and fans in main house bedrooms
- Outdoor speakers and fans replaced
- Guesthouse washer/dryer installed (included)
- New stainless-steel dishwasher in main house
- Entire property-inside and out-is fully wheelchair accessible with ramps in the garage and extra wide hallways throughout