



IMPROVEMENTS & RESTORATION

ENTIRE HOME

- Fully Updated Electric and Service Panel
- Fully Updated Plumbing
- New Furnace and A/C Unit for Upper Level
- New Windows on West and South Side (replaced where needed). Original on North and East Side for Historical Value
- Fresh Finishes: Paint, Floors (Refinished Original HW, New Carpet + Tile), Fixtures (Bath + Lighting)
- New Doors Throughout (Including Front Door & Kitchen Sliding Door)
- Redesigned to Maximize Room Count, Flow & Functionality
- New Stairs to Lower Level with Redesigned Entrance
- Added Insulation for Energy Efficiency - Upper + Main Floors, Attic + Lower Level
- New Ductwork on Lower Level
- New Vinyl Windows on Lower Level

KITCHEN

- New Stainless Steel Appliances + Custom Cabinets with Quartz Countertops

BATHROOMS

- New Bath + Lighting Fixtures
- White Shaker Vanities with Quartz Counters
- Tile Flooring + Wall and Shower Surrounds

BEDROOMS

- Closet added to Main Floor
- Restored Beadboard on Upper Level Bedroom
- Added Primary Ensuite
- Addition of 3rd Bedroom on Upper Level

LAUNDRY / MUD ROOM AREA:

- White Shaker Cabinetry + Quartz Counters
- Utility Sink
- Washer / Dryer Hook Ups
- Tankless Hot Water Heater



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GARAGE

- New Garage Door
- Garage Door Opener

OUTSIDE

- Fresh Landscaping
- New French Drain System
- New Back Porch
- Stamped Concrete Patio
- Updated Front Porch & Restored Ceiling Beadboard
- New Paved Driveway + Steps to Backyard
- New Cedar Fencing Creating Full-Fenced Yard + Added Privacy
- New Composition Roof
- Fresh Paint
- New Lawn with Fresh Sod / Grass

HIGHLIGHTS

- Corner Lot with Ample Off-Street + Street Parking
- Driveway Large Enough for 2 Cars Side by Side.
- Hard to Find - 3 Bedrooms and 2 Baths Upstairs (5 Bedrooms + 3.75 Bath Total)
- Possible Potential for Future 2-Car Garage or DADU (Buyer to Verify)
- Prime Location on Border of Genesee + Admiral Neighborhoods. Also Nestled Sought After Belvidere Neighborhood
- Seattle Public Schools