

214 Boeker Stat Sheet

Lot is 30.54.89 = 1647 sf

Home is 660 sf in the main living area (84 sf addition no permits, converted 1 bedroom to 2 bedrooms).

Originally built in 1928, with remodel in the late 70's?, and recent remodel in 2019:

- Complete kitchen
- Complete bath
- Flooring Appliances
- Navien on-demand water heater
- Whole house upgrade to pex plumbing

Subsequent exterior remodel in 2020/2021

- New sewer line with convenient cleanouts (never needed to use with line replacement)
- Paver front patio full wrap around to back patio
- Jardinico 11? ft umbrella,
- New front and side fence
- New iron gate
- Garden area
- New windows whole house
- New Hardiboard siding whole house
- New roof 2020
- New rain gutters in 2021
- Permanent awnings with aluminum roofing on front and back
- Enclosed back patio porch for laundry (similar to sun room)

Items to consider:

Property has previously had work done w/o permits. Property has sump pump (many properties in shell beach do, particularly on Boeker). Many houses on the street have had curb appeal enhancements (very cute street/area). Only non-through to traffic street in shell beach (walking path to north at the end of the street).

Other items

- Dimmers on lights in living room, kitchen, and bathroom vanity light
- Custom kitchen cabinets to maximize storage (pull outs, toe kick drawers)
- Kinetico whole house water filtration and softener system
- Tankless water heater

- Hot tub could be included for the right price but don't want to automatically offer it up as not sure we want to get rid of it as of yet.