

13201 Cheltenham Drive

Significant Improvements Since Purchase

3 BED | 2.5 BATH | 2,384 SF | 7,022 SF LOT

EXTERIOR

- Roof under 10 years old
- Whole house painted; siding repaired or replaced as needed
- New front door, hardware, and exterior lighting
- Front deck supports, brick columns, and privacy fencing repaired
- Gutters repaired or replaced as needed
- Garage floor finished in epoxy; garage door and lifter tuned
- Driveway reconfigured to add front parking
- Clean termite inspection (5/2026) available

LANDSCAPE

- Hillside landscaping replaced, front and back
- French drains across front of house
- Garden walls built up; automatic sprinklers installed
- Faux grass and patio for entertaining and pets
- Fencing replaced; steps and west wall sealed

SYSTEMS

- All sewer lines replaced to the City sewer, 25-year warranty
- Dual HVAC systems under 10 years old, cleaned and tuned; ducts cleaned
- Owned solar under 10 years old
- New tankless water heater and Moen water monitor
- Electric panel updated; 220V EV charger outlet in garage
- Variable-temperature LED lighting; new ceiling fans

INTERIOR

- Custom insulated window treatments upstairs
- New stair carpet; downstairs storage waterproofed
- Framing and drywall replaced in family room and office; freshly painted
- Viking stove and range hood rebuilt
- New stainless kitchen sink, faucet, and disposal
- Bosch dishwasher rebuilt; new LG washer and dryer
- New toilets and bath fixtures

Original house plans, renovation plans, and construction photographs available.
