

Welcome to 1214 W. 31st Street

Thoughtfully updated and meticulously maintained, 1214 W. 31st Street offers the perfect blend of modern improvements, timeless finishes, and everyday comfort. With numerous significant updates completed between 2022 and 2025, this home provides both style and peace of mind—allowing you to simply move in and enjoy.

2024 Primary Suite Expansion

Designed to enhance both comfort and functionality, the 2024 addition significantly expanded the home's living space and created a more desirable floor plan, including:

- **Spacious Primary Suite** featuring a generous walk-in closet and a beautifully designed ensuite bath with dual vanities, a private water closet, and a spacious walk-in shower.
- **Dedicated Utility Room** offering added convenience and functionality.
- **Walk-In Pantry** providing exceptional storage and organization.

Construction drawings and plans are available upon request.

Notable Features & Recent Improvements

- **2025** – Energy-efficient double-pane windows installed throughout the home.
- **2025** – Plantation shutters installed throughout the home.
- **2024** – Irrigation system installed.
- **2024** – Extended driveway providing comfortable side-by-side parking for two vehicles, plus approximately 8 additional feet of parking.
- **2024** – Crown molding added to the living room.
- **2023** – Fresh interior paint.
- **2023** – Backyard fencing replaced.
- **2022** – Electrical panel updated.
- **2022** – Upgraded stainless steel slide-in five-burner gas range with single oven installed.
- **2022** – Updated ceiling fans installed in the living room and front room.

Why You'll Love It

- **3 Bedrooms | 2 Bathrooms**
- **Expansive backyard** with endless possibilities for entertaining, gardening, pets, or play.
- **No direct rear neighbors**, providing added privacy and an open backdrop.
- **Walkable location** near neighborhood restaurants, breweries, parks, and local favorites.
- **Wood flooring and tile throughout—no carpet.**
- **Move-in ready** with extensive updates completed between 2022 and 2025.