

Home Highlights

HOME FEATURES & UPDATES

- Updated kitchen with quartz countertops
- Updated cabinetry
- Appliances convey with the sale
- Updated bathroom with quartz vanity countertop
- Beautifully retiled walk-in shower
- 4-year-old roof on main home
- 4-year-old AC system
- 4-year-old tankless water heater
- Updated interior finishes
- Functional layout with additional space for customization

REAR ADDITION / VALUE-ADD OPPORTUNITY

- Approximately 600 SF rear addition
- Addition is currently partially finished
- New exterior siding added by current owners
- New insulation installed inside the addition
- 2-year-old roof on the addition
- Excellent opportunity to finish out the space to suit the new owner's needs
- Potential for additional living area, guest suite, home office, entertainment space, or potential rental/income-producing area

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- Separate-apartment concept provides an opportunity to add significant functionality and potential value, subject to buyer verification of permits, utilities, zoning, and applicable requirements

EXTERIOR & PARKING

- Gated driveway for added privacy and security
- Large covered carport
- Ample off-street parking
- Spacious exterior area with room for additional improvements
- Private, gated entry

INVESTMENT POTENTIAL

- Updated main home with several major systems already replaced
- Approximately 600 SF of additional space creates a substantial value-add opportunity
- Partially completed addition allows the next owner to finish the space according to their vision
- Potential to create a secondary living space or rental opportunity
- Combination of existing updates + unfinished square footage provides multiple paths for future improvement

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MAJOR AGE/UPDATE SUMMARY

Main Home Roof: Approximately 4 years old

Addition Roof: Approximately 2 years old

AC: Approximately 4 years old

Tankless Water Heater: Approximately 4 years old

Addition: Approximately 600 SF, partially finished

Addition Siding: Updated

Addition Insulation: New insulation installed

Kitchen: Updated with quartz countertops

Bathroom: Updated with quartz vanity and retiled walk-in shower

Appliances: Convey with property

Parking: Large covered carport + gated driveway