

What Buyers Should Know About This Property:

25615 91st ST - Salem Lakes

The Sellers are building a house and the current/projected occupancy date is at the end of January or beginning of February. Sellers would prefer to Close mid-January, with Post Closing Occupancy until the first week in February. Please keep in mind that this timeframe has the potential to fluctuate due to the potentially changing building schedule

Sellers put in \$200K+ & revamped the entire landscape of their home. They contracted Breezy Hill Nursery to complete this: 2018 - 2024

- Removal of old wood deck & replaced it with a low maintenance composite deck w/ spiral stairs to lower patio
- Oversized paver patio with Pergola & Fire-pit
- Relaxing water feature added
- Tiered stonework around the house along with stonework surrounding the designated Hot Tub area
- All shrubbery, perennials & several trees added to enhance the landscape
- Automated Sprinkler System

Interior House Information:

- Custom Groin Ceilings in several rooms (these are an architectural feature formed by the perpendicular intersection of 2 barrel vaults)
- Kitchen has 3 ovens (1 Electric & 2 Gas). Upscale Sub-zero & Wolf brands with a warming drawer
- 2 Tankless Water Heaters that provide instant hot water to the entire house: 2024 & 2016
- In-Floor Radiant Heat in all 3 Full Bathrooms
- Iron Filter installed in 2025
- Built In/Under the House Ventilated Shed w/ a garage door
- Age of Furnace: 2022
- Age of A/C: 2023
- Age of Roof: Original
- Age of Windows: Original (believed to be Anderson Windows)

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- Garage Floor w/ long lasting Polyurea coating added in 2025. Garage is fully insulated & has floor drain, wash basin & Hot/Cold running water
- Access to Lower Level from Garage
- Exterior cedar trim painted in 2024
- All interior rooms have been painted during the sellers 8 year ownership
- All carpeting replaced (2 main floor bedrooms: 2024; Primary Bedroom: 2019; Lower Level: 2022)

Miscellaneous Information:

- Kitchen has Knotty Alder cabinets w/ Custom Drawers & Soft Close
- Central Vacuum works, but Sellers have not use it
- Bolts by driveway for a basketball hoop

Sellers are looking to sell a lot of the furnishings along with the riding lawnmower. If interested in any items, please refer to the Listing Agent

All information is provided by the Sellers and not verified by the Listing Agent or Broker