

595- 31st. Street Single Family Residence

Fact Sheet

Lot Area – **5013* sq. ft.**

Living Area – **3145* sq. ft.**

Garage Floor Area – **1158* sq. ft**

(2) additional bays in front with 63”
of head room and **190 sq. ft. each**

Living Area Features

(4) Bedrooms (3) Bathrooms, two with showers, one with a tub

Baths all have teak cabinets.

All stair railings are custom made out of solid teak.

All Bedrooms have hardwood built in cabinets.

Extensive floor tile throughout. All installed over light weight concrete.

Most windows have been recently upgraded to Milgard Ultra Series Casements.

Most interior and exterior lighting fixtures are by Arroyo Craftsman in copper or brass and will never have to be replaced, even with our marine weather.

The rear deck timber structure was rebuilt this past December with custom-made stainless-steel bracket hardware.

A separate dwelling unit can easily be installed in the back garage/shop because it is fully insulated, drywalled, ducted for heat, plumbed for hot/cold water and has a waste drain already in the wall and the floor.

Kitchen has Sub-Zero refrigerator, Viking gas range, KitchenAid warming drawer.

The living room has a Fondis wood burning fireplace, imported from France, made of cast iron with a heat circulating fan and an insulated stainless-steel flue.

All interior doors are solid milled Douglas fir, all with Baldwin hardware.

All gutters and down spouts are copper.

All toilets are low flow 1.28gal. per flush.

There two separate forced air heating systems.

Garage Features

Rear garage will hold (3) vehicles, is fully wired with 220v outlets, its own 100 amp. sub panel and has an insulated steel, manual operated garage door.

The walls and ceiling are insulated, drywalled. It is presently used as a workshop.

Front garage ceiling is over 15' tall and with space for (5) vehicles on the floor and up to another (3) on lifts.

The walls and ceiling are insulated, drywalled.

Insulated garage doors slide straight up for future stacking of vehicles.

The larger door is power operated with a commercial grade opener.

The smaller door is manually operated and can be upgraded to a powered opener.

The single door side is equipped with a professional grade hydraulic vehicle lift that can be included in the purchase.

Landscaping/Yard Features

The landscaping is all drip irrigated with the control timer in the southwest corner of the front garage.

In the east front planter bed, are two prolific, mature, dwarf, Meyer Lemon trees.

In the west front bed is a much younger, dwarf, Meyer Lime tree that is now growing its first season of fruit.

Any or all the potted plants are available to be included in the purchase.

The backyard fish pond in the large ceramic container goes with the house.

The following repairs have been recently made – Resealing the front and rear decks, new timber frames, brackets and paint for the back deck, new paint for the exterior doors and trim, reframing with new threshold for the front door and side lights, power washing the entire stucco exterior, new cables on the large front garage door. New electronic ballasts/ bulbs in the front garage.

*All square footages obtained from Architect's drawings and should be verified by Buyers.