

1632 Ruhland Avenue



Updates & Upgrades Performed by Current Owners

Remodeled in 2019, adding approximately 750 sq.ft. indoor and approximately 600 sq.ft. outdoor living and dining rooms to prior existing 1,884 sq.ft. Tax records show a total of 2,638 sq.ft.

- Addition: Great Room
 - Five-panel folding glass doors across entire back wall
 - Built-in shelves and cabinets
 - Vaulted ceiling and installed beam
 - Lighting:
 - Waterleaf chandelier
 - Recessed lighting
- Addition/Remodel: Primary Bedroom & Walk-In Closet
 - Vaulted ceiling and installed beam
 - Serena & Lily chandelier
 - Walk In closet with custom built-ins
 - Balcony with sliding glass doors
- Addition: Primary Bathroom
 - Carrara marble tile, herringbone glass tile wall and bronze/gold fixturing
 - Glass enclosed shower with rainfall showerhead
- Addition: Covered Outdoor Living Room
 - Vaulted, beamed ceiling with exposed architectural truss detail
 - Floor-to-ceiling stacked stone gas fireplace with mantle
 - Neolith counter bar top with seating for four
 - Neolith bench seating surrounding the room
 - Porcelain tile flooring
 - Serena & Lily chandelier

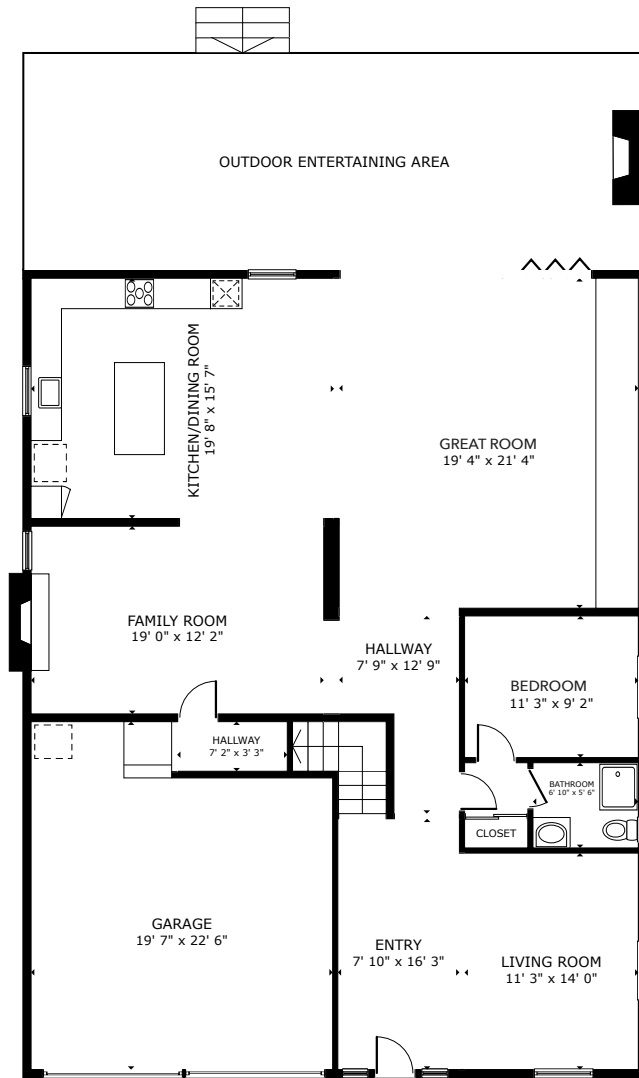
- TV and surround sound
- Professional grade overhead gas heating
- Addition: BBQ Patio
 - Built-In Stainless-Steel Appliances for Outdoor Kitchen:
 - Delta Grill with gas line
 - Beverage refrigerator
 - Beverage & ice holder
 - Sink
 - Trash drawer
 - Neolith bench seating surrounding the room
- Addition: Laundry Room on 2nd Floor (formerly in the garage)
- Remodel: Kids Bathroom 2nd Floor, including adding the oversized 6' tub
- Remodel: Garage
 - Epoxy floor
 - Slat wall w/ built-in cabinetry and overhead storage
- Installed A/C
- Landscaping improvements, including:
 - Turf entire backyard: Envylush 70 Synthetic Lush Landscape Grass – approximately 2400 s.f. in backyard and approximately 270 s.f. in front yard with installation of Wonderfill Antimicrobial Infill
 - Added drip system for all plants

1632 Ruhland Avenue

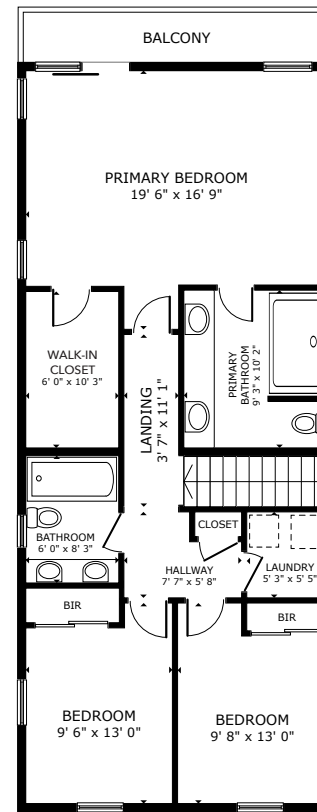


Vista
Sotheby's
INTERNATIONAL REALTY

Floor Plan



FLOOR 1



FLOOR 2