



Vista  
Sotheby's  
INTERNATIONAL REALTY

# 1256 Owosso Avenue

## Updates & Upgrades Performed by Current Owners

### 2007-2012

- New roof (around 2009)
- Added 2nd bathroom upstairs to create a primary suite
- Added storage by laundry closet with custom drawers and exterior countertop

### 2012 Addition

- South side of home, added approx. 330 sq.ft. including the dining room and 3rd bedroom
- Vaulted the ceilings: front bedroom, middle bedroom, dining room and kitchen
- Added ductless mini split systems for heat and AC
- Installed new Milgard windows on all parts of the addition
- Finished updating electrical from old knob/tube wiring
- Added solar panels
- Dining Room:
  1. Added French doors for extra indoor/outdoor flow
  2. Preserved and moved Craftsman built in "pass through" cabinet to far side of dining room
  3. Added large full size wine fridge
  4. Added large Crate and Barrel standing bar cabinet
- Installed floating shelves in kitchen with reclaimed wood from remodel

### 2015 & 2016

- Upgraded electrical panel
- Primary Bedroom Improvements:
  1. Installed new Milgard windows on the South side
  2. Enlarged closet and moved closet access to the bathroom
  3. Added ceiling fan hookup
- Re-plumbed water lines from main to house
- Added tankless water heater with heat pump for instant hot water

### 2018 Remodeled Kitchen

- Custom cabinets
- Quartz countertops
- Large farmhouse sink
- Custom built-in enclosure for refrigerator
- Hood added with backsplash
- Laundry closet redone with custom shelving and stacked washer/dryer





Vista  
Sotheby's  
INTERNATIONAL REALTY

# 1256 Owosso Avenue

Updates & Upgrades Performed by Current Owners



## 2022

- Complete Remodel of Downstairs Bathroom

## 2024

- Painted entire interior and exterior
- Replaced flooring throughout home with new engineered hardwood flooring and baseboards, including staircase
- Installed new shower enclosure for primary bathroom

## Exterior (Since June 2011)

- Graded lot and installed high-end turf in backyard
- Added exterior landscape lighting
- Installed above-ground hot tub with oasis-like landscaping
- Added outdoor shower
- Redesigned front porch with composite decking
- Installed custom front Dutch door
- Converted rear door to a Dutch door
- Installed electric car charger

All items conveyed by Homeowners September 30th, 2024



### LIZ BIRD

Global Real Estate Advisor  
DRE #01998069  
liz@lizbirdfinehomes.com  
310.975.4760  
lizbirdfinehomes.com



\*BUYER TO VERIFY @2024 VISTA SOTHEBY'S INTERNATIONAL REALTY. ALL RIGHTS RESERVED. THE SOTHEBY'S INTERNATIONAL REALTY® AND THE SOTHEBY'S INTERNATIONAL REALTY LOGO ARE SERVICE MARKS LICENSED TO SOTHEBY'S INTERNATIONAL REALTY AFFILIATES LLC AND USED WITH PERMISSION. VISTA SOTHEBY'S INTERNATIONAL REALTY FULLY SUPPORTS THE PRINCIPLES OF THE FAIR HOUSING ACT AND THE EQUAL OPPORTUNITY ACT. EACH FRANCHISE IS INDEPENDENTLY OWNED AND OPERATED. ANY SERVICES OR PRODUCTS PROVIDED BY INDEPENDENTLY OWNED AND OPERATED FRANCHISEES ARE NOT PROVIDED BY, AFFILIATED WITH OR RELATED TO SOTHEBY'S INTERNATIONAL REALTY AFFILIATES LLC NOR ANY OF ITS AFFILIATED COMPANIES. INFORMATION HEREIN IS DEEMED RELIABLE BUT NOT GUARANTEED.