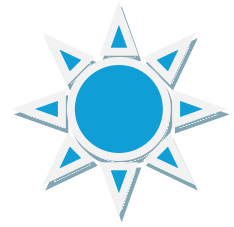




## **TRI-PLEX UNIT AMENITIES & UPGRADES**



205 S Buena Vista – 2 Bed/1 Bath Main House

207 S Buena Vista – 1 Bed/1 Bath Above Garages

491 E Kimball Ave – 1 Bed/1 Bath

### **ALL UNITS HAVE THE FOLLOWING:**

- Triple paned windows throughout all 3 units
- 30 year roof installed on both buildings 2013
- All units have their own laundry rooms with gas and electrical hookups
- All units have their own garage plus one additional driveway space (6 total spaces)
- All Units have new flooring throughout
- All units have new  $\frac{3}{4}$ " subflooring throughout
- All units have new baseboards, molding, and hardware and interior doors
- All units have updated electrical to include new outlets, new switch plates, new exterior flood lights, interior lighting and ceiling fans
- All new interior paint in all 3 units
- New exterior paint
- New 6 pane fiberglass exterior doors on each unit
- Fenced back yards with each unit having their own designated back yard space
- New Vinyl fencing along back of property
- Low maintenance/drought tolerant landscaping front and back with drip irrigation

### **491 E Kimball: ( 1 Bed/1 Bath Attached to Main House)**

- ❖ Retro style charm with refurbished kitchen cabinets and countertop
- ❖ All new Kitchen and Bath tile
- ❖ All New Carpeting
- ❖ All new  $\frac{3}{4}$ " subflooring throughout
- ❖ All new interior paint throughout
- ❖ All new doors interior and exterior (exterior are fiberglass)
- ❖ Newer stove and refrigerator included
- ❖ New garbage disposal
- ❖ New toilet, vanity, and lighting in bathroom
- ❖ Ceiling fans in kitchen and bedroom
- ❖ Central heat/air with NEST thermostat
- ❖ Dusk to dawn porch lights at front and back doors
- ❖ Private backyard space
- ❖ Laundry room with storage
- ❖ New concrete path along front fence line

*\*All information deemed reliable but not guaranteed and to be verified by buyer(s)*

### **205 S Buena Vista: (2 Bedroom/1 Bath Main House)**

- ❖ Remodeled throughout!
- ❖ New hot water heater on raised concrete pad in metal housing
- ❖ Triple paned windows
- ❖ Central heat/air
- ❖ All new porcelain tile and carpeting
- ❖ All new ¾" subflooring throughout
- ❖ All new paint throughout
- ❖ All new baseboards, molding, and hardware
- ❖ New fiberglass front door
- ❖ New Custom/handmade barn door between kitchen and utility room
- ❖ New interior doors including another barn door on bathroom
- ❖ New remodeled eat-in kitchen with Corian counters and custom cabinets
- ❖ New appliances include refrigerator, stove/oven microwave and dishwasher
- ❖ New pendant lighting over dual stainless sink with new faucet and new garbage disposal
- ❖ Laundry room with storage
- ❖ Big picture windows
- ❖ New ceiling fans in bedrooms and kitchen
- ❖ All new beautifully remodeled bathroom
- ❖ New recessed lighting in kitchen, living room, and utility room
- ❖ Dusk to dawn porch light at back door
- ❖ Large patio for entertaining with designer landscaping

### **207 S Buena Vista: (1 Bed/1 Bath ABOVE GARAGES)**

- ❖ Remodeled throughout!
- ❖ Triple paned windows
- ❖ New mini splits in living room and bedroom
- ❖ All new porcelain tile and carpeting
- ❖ All new ¾" subflooring throughout
- ❖ All new paint throughout
- ❖ All new baseboards, door molding, and hardware
- ❖ New fiberglass front door
- ❖ New interior doors
- ❖ Remodeled kitchen with Corian counters, hickory cabinets and island/breakfast bar
- ❖ New Pendant lighting over kitchen island
- ❖ New garbage disposal, dual stainless steel sink and faucet
- ❖ Extra Large picture window in living room
- ❖ New ceiling fans and inset lighting
- ❖ Newly remodeled bathroom has new shower enclosure, toilet, vanity, mirror and lighting
- ❖ Walk-in closet with pocket door
- ❖ Laundry room (off back yard) has deep sink - washer/dryer INCLUDED
- ❖ Meticulously refinished wood wall cap molding and stair handrails
- ❖ Direct access to the spacious garage with electric door opener