

2640 N. Seminary #3S

UPGRADES AND SPECIFICATIONS



GENERAL

- 3 Bedrooms, 3 Bathrooms
- 3rd floor duplex up
- Two large private outdoor spaces
- Wired for sound inside and out
- Roof replaced (2018)
- New rooftop patio including (2018) :
 - Trex decking
 - vinyl siding
 - patio door
 - gutters and drainage
- Tuckpointing, block sealed & new flashing (2017)
- Building exterior reinspected (2021)
- New skylights (2014)
- Rear decks water sealed (2017)
- New Pella triple pane patio doors on both levels (2017)
- New Pella architect double hung windows (2017)
- New back door (2014)
- New hardwood floors on 2nd level (2015)
- New Rheem water tank with extended 12 year warranty (2018)
- New Nest Smart Locks and Ecobee climate control
- Wired for sound throughout indoors and both outdoor spaces with volume control in each zone

KITCHEN

- 42" White cabinetry with new Soft White Grey paint
- Large island
- New granite countertops (2021)
- Sub-Zero stainless refrigerator
- All stainless steel appliances

LIVING ROOM

- Two story atrium
- Wood-burning fireplace
- Hardwood floors
- Gas and wood-burning fireplace

BEDROOMS & BATHS

- New vanity and custom granite countertop in primary bathroom (2015)
- New carpet in guest bedroom (2019)
- New American Standard Titan Toilets (2020)

GARAGE AND STORAGE

- 1 garage parking space is included

SPECIAL BUILDING FEATURES

- Proactive all owner building
- Up to date with deck sealing for the rear decks (last done 2019)
- Tuckpointing, block sealing, new flashing in 2017. Reinspected this year and still sealed