

# 1000 Ambrose Avenue – Features and Improvements

## Lot/Location

- Rare end unit with unobstructed courtyard view, overlooks pocket park in back
- Long driveway for 4+ vehicles
- Brick fence posts and base around courtyard
- Elevated courtyard approximately 3 feet above sidewalk and street

## Smart Home & Energy Efficiency

- Nest thermostats (2018)
- Arlo Video doorbell (2020)
- Yale electronic entry keypads at front and courtyard doors (2020)
- Upgraded R-49 attic insulation (2018)
- Temperature-controlled motorized attic vent fan (2018)
- Custom chimney pan and shroud (2018)
- 10-year smoke alarms and CO2 alarms throughout (2016)
- Tankless hot water heater

## Kitchen

- Fresh, white-painted kitchen cabinets and backsplash (2017)
- All new top-of-the-line Kitchenaid appliances including double wall ovens, gas cooktop, microwave/convection oven combo, dishwasher and LG large capacity refrigerator (2017)
- White marble island top (2020)
- Deep, single basin sink with new disposal and contemporary faucet (2016)
- Wired LED undercabinet lighting (2017)
- Matte black cabinet knobs and pulls (2017)
- Soft close cabinet doors (2018)
- New kitchen island pendants and table chandelier (2017)

## Interior

- 4.5" plantation shutters with invisible tilt feature throughout (2017)
- Double 8' Anderson Architectural Series French doors (2018)
- Gas logs (2018)
- Schlage matte black handle sets and hinges on all interior and exterior doors (2017)
- Custom Easy Closet systems in master closet and secondary bedroom closets
- Frameless glass master shower and granite vanity tops
- Professionally installed, hidden A/V, electric outlet and cables for wall mounted TV's in family room and all three bedrooms
- Comfort-height toilets in all three bathrooms (2015)
- Extra quiet & more powerful bathroom ventilation fans in all three bathrooms (2017)
- Elfa (the Container Store) shelving in pantry, coat closet and laundry room (2017, 2019)
- New Laundry room tile floor (2020)
- Remodeled Hall Bathroom with new tile floor, shower tile to ceiling, new mirrors, new pot lights, new vanity lights, new faucets and open shelved storage (2020)

## Garage

- Epoxy floor
- Heavy duty, ceiling mounted storage shelves
- Fresh painted walls, garage doors and LED Lighting (2018)
- Rubbermaid Fasttrack tool storage wall system (2017)

## Courtyard

- Synthetic sod (2019)
- Gas fire pit
- Complete professional landscaping refresh (plants) with LED landscape lighting (2018)
- New fence and pergola stain (2018)
- Concrete fence column post tops and balls (2019)