

# Improvements List

11830 32<sup>nd</sup> Ave NE | Seattle

- Heat pump for heating and cooling (2018, by Black Lion Heating)  
*Heat pump is more energy efficient and works with the forced air system of the house*
- Removal of door in guest bedroom that used to lead to south side of house (2017)
- Added French doors off living room (2017)
- Honeycomb blinds throughout house and black outs in bedrooms (2013)
- Exterior improvements include a complete redesign of the back yard (2017-2018)  
*(approximate cost \$40,000)*
  - Deck off the living room
  - Paved yard with gazebo
  - Paved Firepit with built in propane connector
  - Large sand pit/kids play area
  - Backyard fence with 3 doors (2013) and repainted (2018)
- Oil tank decommissioned (2019)
- New water heater (2019)
- Smart home technology: Nest door bell, Nest thermostat and several Nest room sensors.
- Roof by previous owners (2012)
- New washer & dryer (2018)
- Electrical updates and new panel by previous owners (2012)
- Exterior paint (2017)
- Interior paint (2019)
- New carpet (2019)

*Information provided as courtesy and not warranted by seller nor listing broker. Buyers advised to verify info pertaining to this property independently.*

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## High-caliber, personalized representation

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