

Additional Property Information – FAQ's

8331 24th Ave NW | Loyal Heights

What improvements have been completed?

- **Electrical:** by previous owners
- **Plumbing:** by previous owners
- **Sewer:** full pipe lining done by Jafco Sewer Repair (fall 2019) Cost: \$20,500
- **Roof:** new roof by A Better Roofing with transferable warranty (fall 2019) Cost: \$11,000
- **Foundation:** earthquake retrofitting by Seismic Northwest (in 2016) Cost: \$12,000
- **Heating:** heating/cooling systems installed by Go Green (Dec 2017) Cost: \$17,100
- **On-demand water heater:** by previous owners
- **Basement:** made several improvements: Installed egress window in bedroom, added sound reducing insulation in ceiling, relocated and installed new washer/dryer, installed counters and cabinets in dining area, added door. Updated entire basement to serve as an Airbnb unit (March 2018) Approx total cost: \$12,000
- **Windows:** replaced windows for better heat/sound insulation (June 2017) Cost: \$12,500
- **Floors:** refinished hardwood floors before initial move-in (October 2015)

**paperwork for sewer, roof, retrofitting, heating/cooling and windows are available by request*

What kind of heating and furnace is there?

Main floor has a Daikin ducted-ductless system that is served by a unit in the attic. Basement is served by Daikin ductless wall-mount mini split units. Both systems installed Go Green Heating, in Dec 2017.

Did you have any plans to make any improvements or remodeling that would be of interest to buyers?

Had we stayed in the home, we would have remodeled the kitchen next.

Are all the appliances included?

Yes! Including the washer/dryer and 2nd fridge both located in the garage.

What are the average utility bills costs?

Roughly \$200-400, depending on Airbnb occupancy.

What will you miss most about living here?

Check out the full list "Top 10 things the Sellers will miss most!"

*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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