

# Upgrades and Special Features

2329 NE 103<sup>rd</sup> St | Victory Heights

## Upgrades completed by current owners, since Jan 2019:

- Landscaping: professionally-designed, drought resistant and low-maintenance plantings with drip irrigation system in front and rear, along with new steps and railing on side (\$35,000). *Comprehensive landscape plan available.*
- 240V wiring from back of house to carport for electric car charger.
- Wall and door added to lower level rec room to create small room by fireplace.
- Soundproofing added to wall between kitchen and basement rec room for added privacy.
- New upstairs washer and dryer
- New interior paint
- Lower-level freezer
- Butcher block island
- Garden shed

## Special features:

- Dual-zone HVAC
- Central AC
- Tankless water heater
- Separate living quarters in lower level
- Metal roof
- Rebuilt carport
- DCS Fisher & Paykel 6-burner gas range and dishwasher drawers
- Two-wood burning fireplaces
- Fully-fenced yard
- Polished concrete floors on lower level
- Second kitchen
- Two sets of washers and dryers
- New electrical and plumbing systems
- New windows

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

High-caliber, personalized representation

1661 East Olive Way | Seattle, WA | 98102  
206-322-8711 | pbnwhomes.com

