

Sophisticated Denny Blaine

1615 40th Avenue Offered at \$1,945,000

Home Updates

2001

- Removal of parquet flooring in entry hallways and dining room, installation of oak hardwood floor and refinishing of all downstairs wood floors with Swedish finish
- Abatement of asbestos ceilings upstairs
- Painting inside and outside
- All electrical outlets updated
- Travertine in downstairs bathroom
- Removal of wall-to-wall carpet upstairs and installation of high-end commercial grade carpet in hallway and 2nd bedroom
- Landscaping front yard—planting of Japanese maple and installation of in-ground watering system

2004

- Installation of double pane panels in office and staircase—for energy conservation, comfort, and safety

2006

- New deck off master bedroom—including subflooring and waterproofing
- North kitchen garden—new hardscape and landscape including retaining wall, Magnolia trees and shrubs

2015

- Upstairs bathroom remodel including one larger new window, Carrera Bianco marble subway tiles and Famosa mosaic tiles, frameless shower door, new recessed light
- Manifold system and PEX (cross-linked polyethylene) water supply line all over house
- New Bosch dishwasher
- Installation of 240 Tesla charging station

2017

- New electric water heater—braced
- New roof on kitchen pathway—EPDM

2018

- New Lennox EL296V two stage variable speed 96% efficient gas furnace—efficient and very silent
- Central air conditioning
- Installed double pane windows in dining room, downstairs bathroom, upstairs bedrooms—other rooms, basement living room already had double pane windows
- New gas logs in downstairs fireplace

2020

- Kitchen remodel—new cabinets, Carrara marble countertop and solid butcher block walnut island, Italian porcelain tile flooring, illuminated drawers, undercounter lights, outlet strips with USB
- Removal of three overgrown trees on patio, new hardscape and landscape—raised planters
- Removal of old patio fence and rebuilding of new fence with horizontal large cedar planks
- Upstairs deck: rebuilding of cedar arbor
- New paint inside: Farrow and Ball and Benjamin Moore
- New outside paint, including stripping and priming of eaves: Sherwin Williams
- Sunroom: shiplap on walls, new wall-to-wall carpet, new LG 7.4 ft³ 10-cycle smart Wi-Fi enabled electric dryer and washer
- Loft basement: concrete floor polishing, beam refinishing, new track lighting, back door, shiplap, and set up for very large TV
- New outdoor lighting in patio
- Teak “ceiling” by entry way and new sconces
- Track lighting in living room



Anne Willoughby Nelson
206.660.3055
anne.willoughby.nelson@compass.com
annewnelson.com



Robyn MacIntyre
206.669.8994
robyn.macintyre@compass.com
compass.com