

FULL LIST OF FEATURES

601 Nolan St.

2023

Full kitchen remodel including:

- Quartzite Countertops
- Butcher Block Prep Island
- Custom Cabinetry + Upper Cabinetry with displays
- Café double ovens
- Induction cooktop + down draft
- Marble mosaic backsplash
- Samsung refrigerator + dishwasher

Front Porch + Back Deck Installed using Deckorators Composite | no-maintenance 50 yr warranty

Electrical system upgrade

Gas line connection runs through center of back deck for potential fire pit

Whole house water descaler w/ carbon filter and UV light installed (warranty thru 2029)

Exterior repainted

2022

Electric garage door system installed

Upgraded heat pump system installed (5 yr warranty)

2021

Installed gutters with "Smart Flow" leaf guards

Re-shimmed foundation (GL Hunt)

Installed sump pump under home to direct excess water away from structure

2013

Standing seam metal roof installed on home + garage

2012

New windows

Other Special Features

Home carefully restored in accordance with historic guidelines

Historic Site Property Tax Exemption thru 2034 (transferrable)

No City property taxes are owed for the first five (5) years, and for the next five (5) years the City property taxes are assessed at 50% of a post-rehabilitation appraisal after the 5th year.)

2 car garage – it does have electrical and some plumbing. Could convert all or part of to ADU.

11ft ceilings throughout

Large, xeriscaped backyard completely surrounded by privacy fence with mature pear, fig & plum trees

